



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-24- 16

TITLE: Approving With Conditions Applications for Public Development (Application Numbers 1991-0320.005 & 2007-0301.005)

Commissioner Avery moves and Commissioner Pikolycky seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Reports and the recommendation of the Executive Director that the following applications for Public Development be approved with conditions:

- 1991-0320.005

Applicant: Mullica Township

Municipality: Mullica Township

Management Area: Pinelands Village

Date of Amended Report: September 3, 2024

Proposed Development: Construction of a 4,473 square foot public safety building; and
- 2007-0301.005

Applicant: TJC at Wrightstown, LLC

Municipality: Borough of Wrightstown

Management Area: Pinelands Town

Date of Report: August 15, 2024

Proposed Development: Construction of recreational facilities at the existing New Hanover Township Elementary School

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director’s recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1991-0320.005 & 2007-0301.005 for public development are hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta	X				Lettman			X		Rittler Sanchez	X			
Avery	X				Lohbauer			X		Wallner	X			
Christy	X				Mauriello	X				Matos	X			
Holroyd	X				Meade	X								
Irick			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: September 13, 2024

Susan R. Grogan

Laura E. Matos

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands



LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

September 3, 2024

Ralph Condo (via email)
Mullica Township
4528 White Horse Pike
Elwood NJ 08217

Re: Application # 1991-0320.005
Block 3405, Lot 5
Mullica Township

Dear Mr. Condo:

The Commission staff has completed its review of this application for construction of a 4,473 square foot public safety building. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its September 13, 2024 meeting.

A Public Development Application Report and a cover letter to that Report, both dated August 22, 2024, were previously issued for this application. A minor revision has been made to the site plan cited in the August 22, 2024 Report. The minor revision clarifies that a second existing septic system that services a municipal garage building on the parcel is also proposed to be abandoned. The attached September 3, 2024 Amended Report reflects that all sheets of the site plan, except sheet 4, have been revised to August 30, 2024 to reflect this minor revision. All other text in the August 22, 2024 Report remains unchanged.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Mullica Township Planning Board (via email)
Mullica Township Construction Code Official (via email)
Mullica Township Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Atlantic County Division of Public Health (via email)
Marianne G. Risley (via email)



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Executive Director

General Information: Info@pinelands.nj.gov
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AMENDED PUBLIC DEVELOPMENT APPLICATION REPORT
(See 9/3/24 Cover Letter to this Report for Explanation of Amendment)

September 3, 2024

Ralph Condo (via email)
Mullica Township
4528 White Horse Pike
Elwood NJ 08217

Application No.: 1991-0320.005
Block 3405, Lot 5
Mullica Township

This application proposes the construction of a 4,473 square foot public safety building on the above referenced 1.6 acre parcel in Mullica Township. The Mullica Township municipal complex, including the municipal building and public works facility are located on the parcel.

The Mullica Township police department currently occupies the basement floor of the existing municipal building. The applicant has submitted information indicating that, based upon the presence of mold, there is a health and safety issue with the police department utilizing the basement floor of the existing municipal building. The proposed public safety building will be occupied by the police department. The applicant has indicated that the basement of the municipal building will be utilized only for storage.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.27)

The parcel is located in the Pinelands Village of Elwood. Institutional uses, including public office buildings and law enforcement facilities, are a permitted land use in a Pinelands Village.

Water Quality Standard (N.J.A.C. 7:50-6.83)

The existing municipal building is serviced by an existing on-site septic system. The existing on-site septic system does not reduce the level of nitrate/nitrogen in the wastewater.

The CMP requires that ground water exiting a parcel from both existing and proposed development must meet a two parts per million nitrate/nitrogen groundwater quality (septic dilution) standard. The existing

municipal building on the 1.6 acre parcel currently exceeds the groundwater quality (septic dilution) standard. To meet this standard, the applicant proposes to abandon the existing on-site septic system and service the existing municipal building and the proposed public safety building with an on-site septic wastewater treatment system that will reduce the level of nitrate/nitrogen in the wastewater.

The CMP (N.J.A.C. 7:50-6.84(a)5iv(3)) specifies certain requirements for the use of an on-site septic wastewater treatment system that will reduce the level of nitrate/nitrogen in the wastewater. Those requirements include monitoring of the treated wastewater effluent to ensure that the wastewater from the existing and proposed uses will meet the two parts per million nitrate/nitrogen groundwater quality (septic dilution) standard. A condition is included in this Public Development Application Report to address the requirements of the CMP (N.J.A.C. 7:50-6.84(a)5iv(3)) for use of the proposed system.

Stormwater Management Standards (N.J.A.C. 7:50-6.84(a)6)

The proposed development is consistent with the stormwater management standards of the CMP. To meet the stormwater management standards, the application proposes to construct a stormwater infiltration basin.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be primarily located in an existing stone storage area and a grassed area. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes a seed mixture which meets that recommendation.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on April 2, 2024. Newspaper public notice was completed on April 6, 2024. The application was designated as complete on the Commission's website on July 2, 2024. The Commission's public comment period closed on July 12, 2024. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 12 sheets, prepared by Adams, Rehmann & Heggan Associates and dated as follows:

Sheets 1 - 3 & 5 - 12 - June 14, 2024; last revised August 30, 2024
Sheet 4 - June 14, 2024; last revised August 20, 2024

2. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
3. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
4. Prior to issuance of a Certificate of Occupancy for the proposed public safety building, the applicant shall submit to the Pinelands Commission an executed copy of a legal agreement addressing the CMP (N.J.A.C. 7:50-6.84(a)5iv(3)) monitoring and maintenance requirements for the proposed on-site wastewater treatment system.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



PHILIP D. MURPHY
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Chair
SUSAN R. GROGAN
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on September 9, 2024 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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Application Specific Information: AppInfo@pinelands.nj.gov

August 15, 2024

Scott Slage (via email)
TJC at Wrightstown, LLC
On Behalf of the New Hanover Township School District
603 First Avenue
Raritan NJ 08869


Re: Application # 2007-0301.005
Block 401, Lot 35.02
Borough of Wrightstown

Dear Mr. Slage:

The Commission staff has completed its review of this application for the construction of recreational facilities at the existing New Hanover Township Elementary School. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its September 13, 2024 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Borough of Wrightstown Planning Board (via email)
Borough of Wrightstown Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Robert S. Baranowski, Jr. (via email)



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Executive Director

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Application Specific Information: AppInfo@pinelands.nj.gov

PUBLIC DEVELOPMENT APPLICATION REPORT

August 15, 2024

Scott Slage (via email)
TJC at Wrightstown, LLC
On Behalf of the New Hanover Township School District
603 First Avenue
Raritan NJ 08869

Application No.: 2007-0301.005
Block 401, Lot 35.02
Borough of Wrightstown

This application proposes the construction of recreational facilities at the existing New Hanover Township Elementary School located on the above referenced 7.3 acre parcel in the Borough of Wrightstown.

This application proposes the surfacing of an existing cinder running track with asphalt, the construction of a basketball one half-court, a softball/baseball field and a 162 square foot gazebo.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.27)

The parcel is located in the Pinelands Town of Wrightstown. Institutional uses, including schools and athletic facilities accessory to a school, are a permitted land use in a Pinelands Town.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will occur partially within a maintained lawn area and partially in a wooded area. The proposed development will result in the clearing of approximately 1.95 acres of wooded area. The proposed vegetation clearing and soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which

meets that recommendation.

Stormwater Management Standards (N.J.A.C. 7:50-6.84(a)6)

The applicant has demonstrated that the proposed development is consistent with the stormwater management standards contained in the CMP. To meet the stormwater management standards, the applicant will be constructing an underground stormwater infiltration system.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

A cultural resource survey was previously completed on the parcel in 1999 on behalf of the United States Army prior to conveyance of the property from the federal government to the Borough of Wrightstown. That survey concluded that no significant cultural resources exist on the parcel.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required landowners within 200 feet of the above referenced parcel was completed on February 23, 2024. Newspaper public notice was completed on February 28, 2024. The application was designated as complete on the Commission's website on July 25, 2024. The Commission's public comment period closed on August 9, 2024. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of nine sheets, prepared by Matrix New World Engineering, Land Surveying & Landscape Architecture, P.C. and dated as follows:

 Sheets 1 & 4-6 - May 24, 2023; last revised June 5, 2024
 Sheets 2, 3 & 7-9 - May 24, 2023; last revised March 6, 2024
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on September 2, 2024 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-24- 17

TITLE: Authorizing Execution of a Memorandum of Agreement between the Pinelands Commission and Stafford Township Regarding Accessibility Improvements to the Existing Trails at Forecastle Lake Park

Commissioner Mauriello moves and Commissioner Wallner seconds the motion that:

- WHEREAS**, the New Jersey Pinelands Commission (the “Commission”) is a public body, corporate and politic which was established to prepare and administer the Pinelands Comprehensive Management Plan (CMP) to protect the resources of the Pinelands Area; and
- WHEREAS**, Stafford Township (the “Township”) was formed by Royal Charter on March 3, 1750 and incorporated on February 21, 1798 as one of New Jersey’s first 104 Townships; and
- WHEREAS**, Forecastle Lake Park is a 7.45 acre area located within the Ocean Acres section of Stafford Township and consists of Block 44.117, Lot 8; Block 44.118, Lot 27 and Block 44.119, Lots 29.01 and 30; and
- WHEREAS**, there are existing dirt trails within Forecastle Lake Park that run along the top of the banks of Forecastle Lake; and
- WHEREAS**, the Township is proposing improvements to the existing dirt trails to render them firm, stable and flat from side to side, with a width of 6 ft. and no more than a running slope of 5% along their entire length with a 2% cross slope; and
- WHEREAS**, specifically the Township is proposing to pave with an asphalt surface approximately 0.34 acres, for a length of 2,670 linear feet, of existing dirt trails; pave 0.0275 acres of an existing stone parking area to create four accessible parking spaces; and construct a 35 ft. x 6 ft. pedestrian footbridge over the lake’s spillway discharge channel; and
- WHEREAS**, the proposed improvements would make the existing trails more accessible for individuals with ambulatory disabilities; and
- WHEREAS**, the existing trails within Forecastle Lake Park are located with wetland buffers; and
- WHEREAS**, although the CMP authorizes the development of trails within wetlands and wetlands buffers if certain standards are met, the proposed improvements are not consistent with all of these standards and may not proceed unless the Commission authorizes a deviation from same; and
- WHEREAS**, the proposed project is expected to result in 0.55 acres of disturbance of wetland buffers, which includes 0.34 acres of asphalt paving for the trail surface; and
- WHEREAS**, N.J.A.C. 7:50-4.52(c)2 authorizes the Commission to enter into an intergovernmental memorandum of agreement with any agency of the Federal, State or local government which authorizes such agency to carry out specified development activities that may not be fully consistent with the provisions of N.J.A.C. 7:50-5 and 6, provided such agency demonstrates and the Commission finds that variation from the standards of the Pinelands CMP is accompanied by measures that will, at a minimum, afford an equivalent level of protection of the resources of the Pinelands as would be provided through strict application of the CMP’s standards; and
- WHEREAS**, to offset the impacts associated with the proposed improvements, the Township proposes to: 1) revegetate two existing cleared areas totaling 35,000 sq. ft., in the portion of the park located adjacent to Canal Avenue, so as to restore these areas to a fully forested condition with native Pinelands species; 2) install bollards at the trailhead at each end of the improved trail to prohibit entry by off-road vehicles; and 3) install signage at each end of the trail advising that the trail is designed to be accessible to those using wheelchairs and that use of the trail by motorized vehicles, bicycles and horses is prohibited.
- WHEREAS**, N.J.A.C. 7:50-4.52(c)1 authorizes the Commission to enter into an intergovernmental agreement with any agency of the Federal, State or local government which authorizes such agency to carry out specified development activities without securing individual development approvals from the Commission, provided that the specified development activities are consistent with the provisions of N.J.A.C. 7:50-5 and 6; and

WHEREAS, establishing an alternate permitting process will facilitate the Township’s submission of additional information to the Commission concerning the proposed project and the proposed offsetting measures; and

WHEREAS, the Township has agreed, prior to commencing construction of any portion of the proposed improvements, that it will obtain and provide the following to the Commission: 1) a final reforestation plan for the 35,000 sq. ft. offset area and 2) final construction details for the prefabricated pedestrian footbridge; and

WHEREAS, the Commission’s CMP Policy & Implementation Committee reviewed and indicated support for the draft Memorandum of Agreement at its July 26, 2024 meeting and agreed to forego further review, provided public comment did not result in any recommended substantive changes to the agreement; and

WHEREAS, a public hearing to receive testimony on the proposed Memorandum of Agreement was duly advertised, noticed and held remotely on August 14, 2024 at 9:30 a.m.; and

WHEREAS, following the public hearing the Commission staff became aware of a technical issue involving the live broadcast of the hearing on the Pinelands Commission’s public YouTube channel; and

WHEREAS, a second public hearing to receive testimony on the proposed Memorandum of Agreement was duly advertised, noticed and held remotely on August 29, 2024 with live broadcast on the Pinelands Commission’s public YouTube channel and opportunity for the public to call-in during the live broadcast; and

WHEREAS, the comment period for submission of written comments from the public was initially scheduled to close on April 19, 2024, but was extended until August 29, 2024, with no public comments received; and

WHEREAS, the Executive Director has submitted a report to the Commission recommending issuance of an order to execute the Memorandum of Agreement; and

WHEREAS, the Commission finds that the offsetting measures proposed by the Township will provide an equivalent level of protection for the resources of the Pinelands as would be provided through strict application of the CMP; and

WHEREAS, the Commission further finds that the Memorandum of Agreement, attached hereto, satisfies the standards of N.J.A.C. 7:50-4.52(c), which authorizes the Commission to enter into such agreements; and

WHEREAS, the Commission has reviewed the Executive Director’s Report and accepts the recommendation of the Executive Director contained therein; and

WHEREAS, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that the Commission agrees to enter into the attached Memorandum of Agreement with Pemberton Township.

BE IT FURTHER RESOLVED that the Commission authorizes the Executive Director to execute this Memorandum of Agreement.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta	X				Lettman					Rittler Sanchez	X			
Avery	X				Lohbauer					Wallner	X			
Christy	X				Mauriello	X				Matos	X			
Holroyd	X				Meade	X								
Irick					Pikolycky	X								

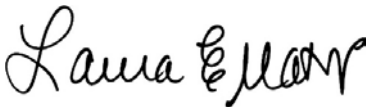
*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: September 13, 2024



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



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LAURA E. MATOS
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SUSAN R. GROGAN
Executive Director

September 3, 2024

REPORT ON A PROPOSED MEMORANDUM OF AGREEMENT BETWEEN THE NEW JERSEY PINELANDS COMMISSION AND STAFFORD TOWNSHIP REGARDING ACCESSIBILITY IMPROVEMENTS TO TRAILS AT FORECASTLE LAKE PARK

FINDINGS OF FACT

Stafford Township is proposing to improve existing trails located along the elevated banks of Forecastle Lake and an existing parking lot located close to the trail head near Breakers Drive. These improvements are intended to make the trail accessible to individuals with mobility challenges. The proposed improvements will be conducted within wetland buffers. The proposed Memorandum of Agreement (MOA) would authorize a deviation from the wetland buffer standards of the Pinelands Comprehensive Management Plan (CMP) and establish an alternative permitting process to facilitate construction of the trail improvements.

I. Background and Purpose the of the MOA

Forecastle Lake Park is a 7.45 acre area located in the Ocean Acres section of Stafford Township. The park is adjacent to Forecastle Lake and is bordered by NJ Route 72, Forecastle Drive and Breakers Drive. Forecastle Lake Park is located in a Regional Growth Area within the State designated Pinelands Area.

The trails are a total of 0.66 miles (3,470 ft.) long and consists of 3 parts: 1) a 1,580 ft. section from the Breakers Drive parking area to Forecastle Lake with a 220 ft. side loop in the vicinity of the lake, 2) an 800 ft. section utilizing the existing pavement of Forecastle Avenue to Canal Avenue; and 3) an 870 ft. section at the Canal Avenue section of the park with a stub path connecting to Canal Avenue. Given an 800 ft. section of the trails are already paved, the total length of the trail to be paved is 2,670 linear ft.

The existing trail consists of an uneven and erodible dirt surface. Stafford Township plans to pave a 6-foot width of the existing 10-foot wide trail and install trenches at the edge of the pavement to collect stormwater. Additionally, Stafford intends to install a pedestrian bridge over the lake's spillway discharge channel and to construct 4 accessible parking spaces within the existing parking area off Breakers Drive.

Forecastle Lake Park is a good candidate for a place for accessible nature recreation. The park is located in a Regional Growth Area near many homes and is readily accessible to residents of Stafford, especially those residents living in Ocean Acres. The trail is relatively short and offers lovely views of the lake and places to fish along its length.

There is growing interest among public and nonprofit land managers in providing better opportunities for people with disabilities to access recreational resources throughout the State, including the Pinelands. People with disabilities that impair their ability to enjoy natural places make up a large portion of the population. The percentage of people in Stafford Township who identify as having a disability is 10.2%. Of these individuals, 6.1% identify as having mobility issues. One mechanism to provide better access to nature is by making accessibility improvements to suitable existing trails.

II. Proposed Project and Offset

As discussed above, the Township is proposing to make improvements to the existing dirt trails, including paving a 6 ft. wide portion of the existing 10 ft. wide trails in Forecastle Lake Park. The proposed improvements would make the trail, firm, flat and stable from side to side and establish a running slope of not more than 5% grade throughout its length.

Additionally, Stafford intends to install a 35 ft. x 6 ft. prefabricated pedestrian footbridge over the lake's existing spillway channel located at the southerly edge of the lake, near Route 72. The footbridge would rest on 2 ft. x 2 ft. concrete abutments that would sit upon 10-inch timber pilings. The pilings would be vibrated into place to avoid the need for excavation.

The Township also proposes to pave 0.0275 acres of an existing stone-surfaced parking area located off Breakers Drive and to construct 4 accessible parking spaces. A 6 ft. wide aisle will connect the parking area to the accessible trail.

The proposed project is expected to result in 0.55 acres of disturbance of wetland buffers, which includes 0.34 acres of asphalt paving for the trail surface. To offset these impacts, Stafford Township is proposing to revegetate a 33,500 sq. ft. area and a 1,500 sq. ft. area, both located in the portion of Forecastle Lake Park adjacent to Canal Avenue. Stafford is proposing to restore these areas to a fully forested condition with native Pinelands species. The areas to be revegetated are sparsely vegetated and dominated by native warm season grasses, punctuated by 47 mature pines, cedars and oaks.

III. Basis of the MOA

Under N.J.A.C. 7:50-4.52(c)2, the Commission may enter into a MOA with a governmental entity to permit development that may not be fully consistent with the land use and development standards (N.J.A.C. 7:50-5 and 6) of the Pinelands CMP. The governmental entity must demonstrate and the Commission must find that proposed deviations from the CMP are accompanied by measures that will, at a minimum, afford an equivalent level of protection for the resources of the Pinelands than would be provided through strict application of the CMP.

The Commission may also enter into an MOA with any agency of the Federal, State or local government which authorizes such agency to carry out specified development activities without securing individual development approvals from the Commission, provided that the specified development activities are consistent with the land use and environmental standards of the CMP. N.J.A.C. 7:50-4.52(c)1.

IV. Findings

The information provided in the Township's request for this MOA supports the need for the accessibility improvements proposed for the Pemberton Lake Trail. The Pinelands National Reserve contains a wide assortment of open spaces and recreational opportunities. However, although hundreds of miles of trails

suitable for hiking and bicycling exist throughout the Pinelands, as well as countless unmarked, sand roads that are also used for such purposes, few of these trails would be considered accessible.

As discussed above, the Forecastle Lake Park is a good candidate for accessible natural recreation. Additionally, given the trails to be improved are pre-existing, the improvements required to render them accessible will not result in significant impacts to Pinelands flora or fauna. Although the projects will result in impacts to wetlands buffers, the offsetting measures proposed by the Township will provide an equivalent level of protection of these resources as required by the CMP. The measures include revegetation of a 35,000 sq. ft. area to its prior forested state, installation of bollards at the trailheads to restrict the use of the improved trails by off-road vehicles, and construction of 4 accessible parking spaces and associated signage.

The MOA also establishes an alternate permitting process. In lieu of submitting individual public development applications for the revegetation of the 35,000 sq. ft. offset area or the installation of the prefabricated pedestrian footbridge, the Township would submit the information set forth in the MOA. Provided that this information demonstrates consistency with the relevant provisions of the Pinelands CMP, for which a deviation was not authorized, and the terms of the MOA, such development will be approved through a letter issued by the Executive Director.

The alternate permitting process would also be available to the Township for minor, de minimis changes to the scope or design of the trail improvements, provided such changes do not have more than a de minimis impact to wetland buffers. This process allows for expedited review and approval of the offsets and any de minimis changes and will facilitate completion of the project on a timely basis. Additionally, given the proposed offset affords an equivalent level of protection of the resources of the Pinelands as strict application of the CMP, the proposed project is consistent with the development standards of the CMP and implementation of an alternate permitting process is authorized.

V. Public Hearings

Pursuant to N.J.A.C. 7:50-4.52(c)3, a public hearing to receive testimony concerning the proposed MOA was duly advertised, noticed and held on August 14, 2024 at 9:30 a.m. The hearing was conducted by Executive Director Susan R. Grogan and held virtually, via Zoom. Mr. Frank J. Little, Jr., Owen, Little & Associates Inc., attended the hearing on behalf of Stafford Township. Executive Director Grogan, Stacey Roth and Joel Mott of the Commission's staff were present at the hearing. No one called into the hearing to provide testimony.

Following the hearing, Commission staff became aware of a technical issue with Zoom that effected livestreaming of the public hearing. A second hearing was therefore duly advertised, noticed and held on August 29, 2024 at 9:30 a.m. The August 29th hearing was conducted by Executive Director Grogan and held virtually, via Zoom. Matthew von der Hayden, Stafford Township Administrator, attended the hearing on behalf of Stafford Township. Executive Director Grogan and Paul Leakan of the Commission's staff were present at the hearing.

At the outset of each public hearing, Executive Director Grogan provided a summary of the terms of the MOA being requested and the offset proposed by the Township. Ms. Grogan noted that written comment concerning the proposed MOA would be accepted by mail, fax or email, initially until Monday August 19, 2024, and following the scheduling of the August 29, 2024 public hearing, extended until 5:00 p.m. on Thursday, August 29, 2024.

Ms. Grogan advised the public at both hearings, that following the hearing, a staff report would be prepared with recommended actions concerning the proposed MOA for the Commission's review. This report would include a summary of any testimony provided at the hearing and any written comments received before the record closed. Ms. Grogan further advised that the Commission's CMP Policy & Implementation Committee was expected to discuss the proposed MOA initially at its August 30, 2024 meeting and moved to at its September 27, 2024 meeting as a result of the second public hearing. However, if little public comment was received and did not result in any recommended substantive changes to the MOA itself, the full Commission could consider the proposed MOA at its meeting on September 13, 2024.

The following testimony was received at the August 29, 2024 public hearing:

Matthew von der Hayden, Stafford Township Administrator, thanked the Commission and its staff for working with the Township on the MOA. He noted that the accessibility improvements to the trails at Forecastle Lake Park were part of the Township's comprehensive plan to make all of the parks and recreational facilities within the Township accessible.

There being no further testimony, the hearing concluded at 9:39 a.m.

No written comments were received regarding the proposed MOA.

VI. Conclusions and Recommendations

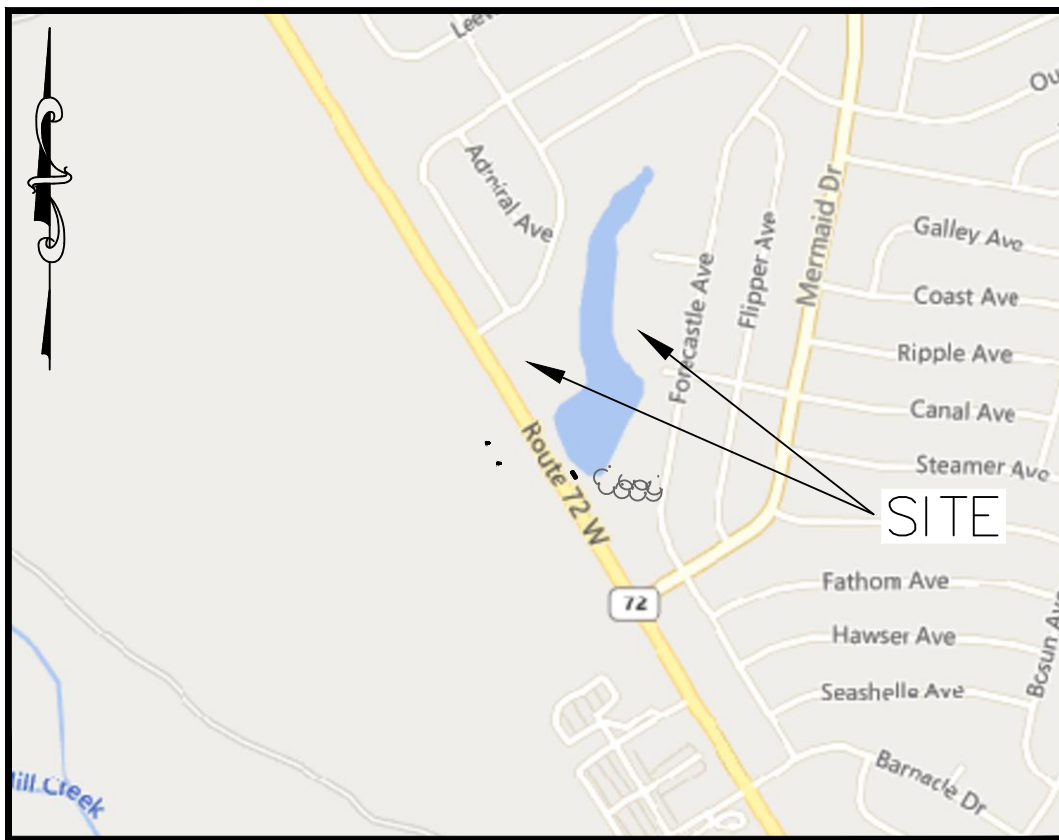
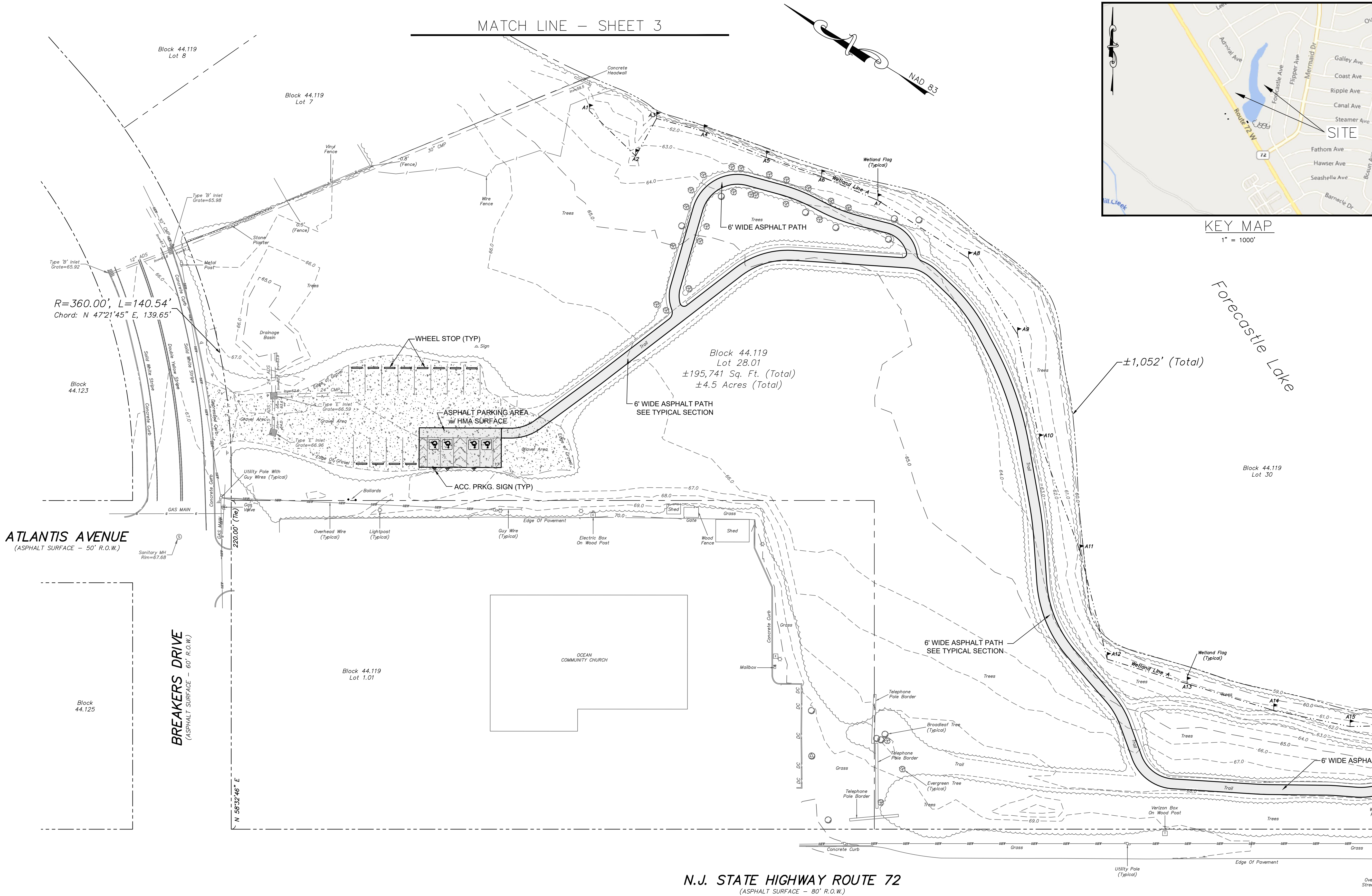
The proposed MOA would authorize a deviation from the wetland buffer standards of the Pinelands CMP in order to permit improvements to the existing trails within Forecastle Lake Park to make them accessible for individuals with mobility challenges. As discussed above, the project involves asphalt paving of a 6 ft. wide portion of the trails for their entire length; the installation of a prefabricated pedestrian footbridge and the asphalt resurfacing of an existing stone-surfaced parking area and construction of 4 accessible parking spaces.

The MOA includes the following measures to offset the wetlands buffer impacts associated with the proposed project:

1. Revegetation of a 33,500 sq. ft. area and a 1,500 sq. ft. area in that portion of Forecastle Lake Park adjacent to Canal Avenue;
2. Installation of bollards at the trail heads to restrict the use of the improved trails by off-road vehicles; and
3. Construction of 4 accessible parking spaces and associated signage.

The MOA is accompanied by measures that, at a minimum, afford an equivalent level of protection for the resources of the Pinelands as required by N.J.A.C. 7:50-4.52(c)2. That being the case, the Commission's authorization of an alternative application process for the Township's revegetation plans for the offset area and the installation of the prefabricated pedestrian footbridge in accordance with N.J.A.C. 7:50-4.52(c)1 is also warranted. The Executive Director, therefore, recommends that the Commission enter into this MOA with Stafford Township regarding implementation of accessibility improvements to the existing trails at Forecastle Lake Park.

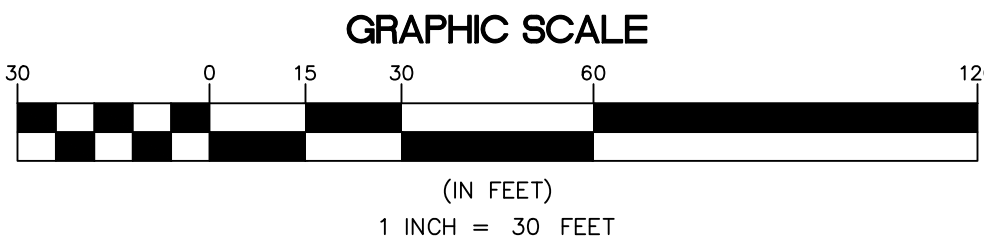
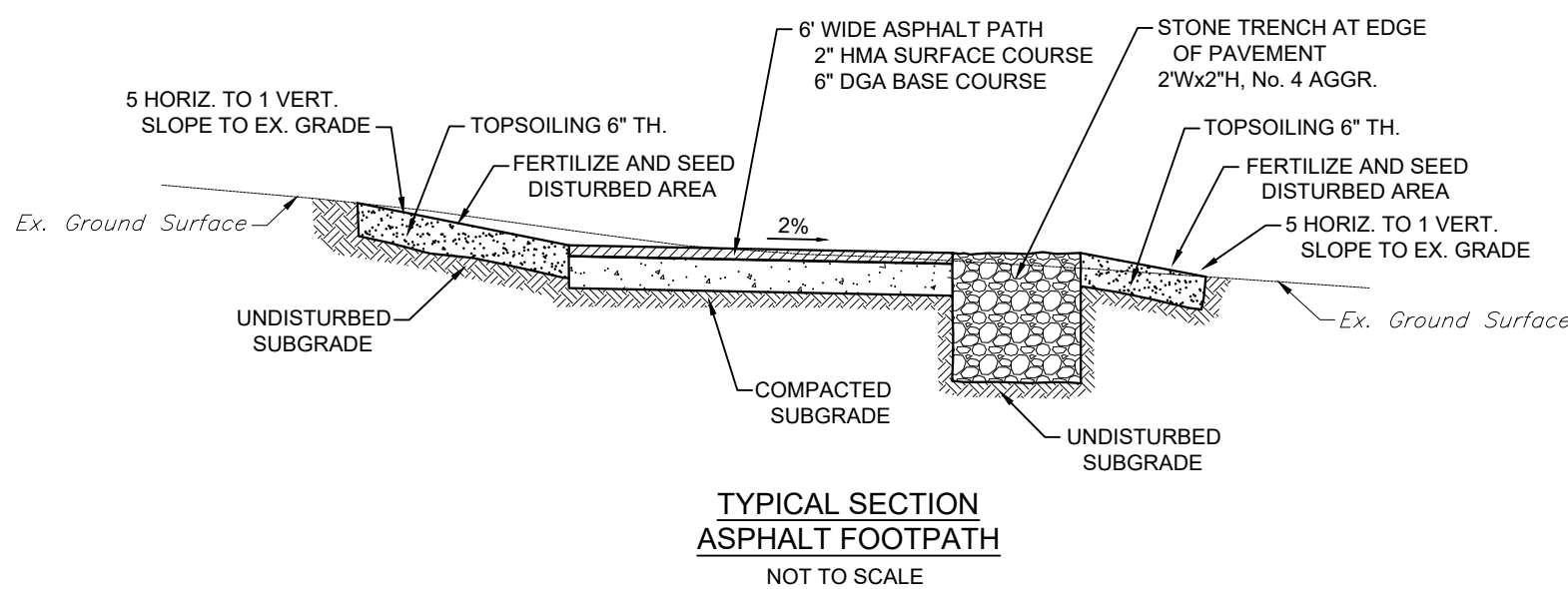
MATCH LINE – SHEET 3



NOTES:

1. THIS PLAN IS FOR THE CONSTRUCTION OF ASPHALT FOOTPATHS AND AN ACCESSIBLE PARKING AREA WITHIN THE STAFFORD TOWNSHIP LANDS KNOWN AS FORECASTLE LAKE PARK.
2. HMA PAVED FOOTPATHS WILL BE CONSTRUCTED WITHIN AREAS OF EXISTING UN-SURFACED TRAILS AND WITHIN EXISTING GRAVEL SURFACED AREAS. NO VEGETATION IS TO BE REMOVED.
3. TOTAL AREA OF PROPOSED PAVING IS APPROX. 0.37 ACRE (15,900 SF).
4. WETLANDS LINES FLAGGED IN SEPTEMBER, 2023 BY JOSEPH R ARSENAULT ENVIRONMENTAL CONSULTING, FRANKLINVILLE.
5. NO WETLANDS AREAS ARE TO BE DISTURBED. CONSTRUCTION IS LOCATED WITHIN THE BUFFER AREA AT 300' FROM THE WETLAND AREAS.
6. A FOOTBRIDGE WITH A SPAN OF 35 FEET AND A TREAD WIDTH OF 6 FEET WILL CROSS THE AREA OF THE OUTLET CHANNEL FROM THE LAKE DAM. AREA BELOW THE FOOTBRIDGE TO REMAIN OPEN TO FLOODWATERS. IT SHALL HAVE OPEN RAILINGS. BRIDGE SHALL BE ANCHORED TO ABUTMENTS TO PREVENT ANY MOVEMENT BY FLOODWATERS.
7. APPROX. 0.85 ACRE OF AREA AT THE CANAL AVENUE PARK SHALL BE RE-FORESTED.
8. TOTAL AREA OF DISTURBANCE IS 0.55 ACRE.
9. TOTAL AREA OF NET IMPERVIOUS COVERAGE IS 0.34 ACRE.

N.J. STATE HIGHWAY ROUTE 72
(ASPHALT SURFACE – 80' R.O.W.)



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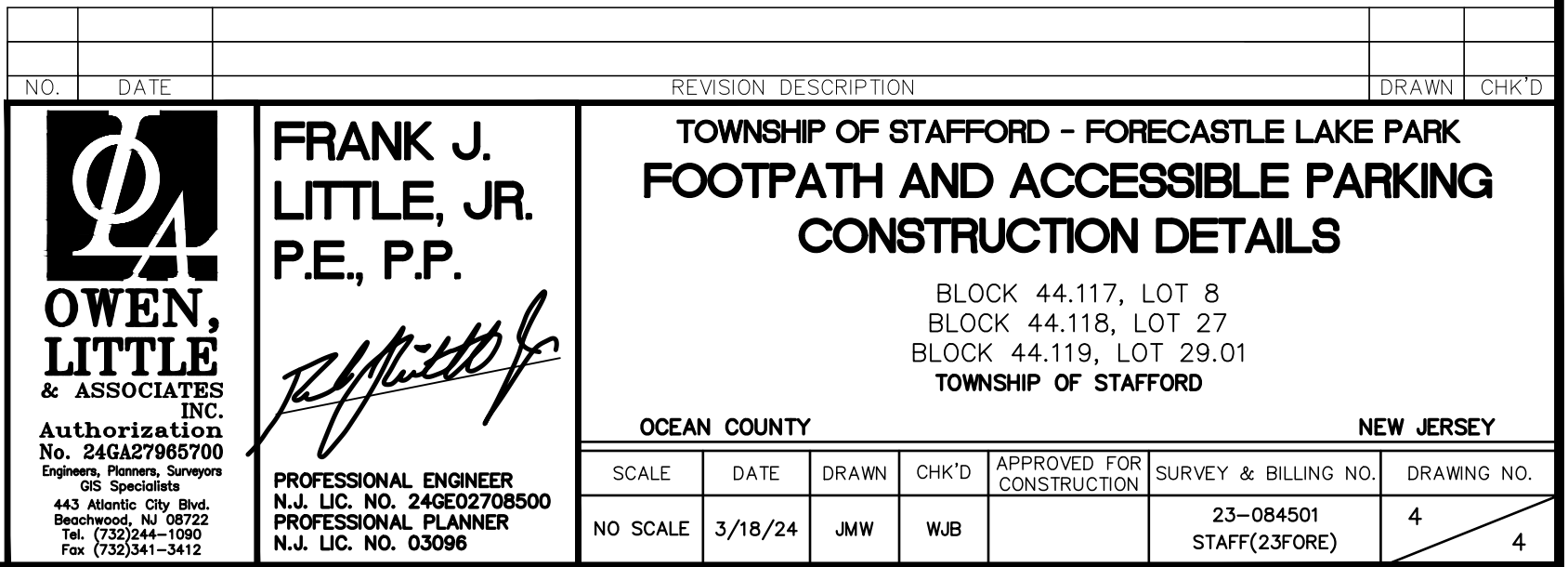
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

NO.	DATE	REVISION	DESCRIPTION	DRAWN	CHK'D
1	10/23/23	JMW	WJB		
TOWNSHIP OF STAFFORD - FORECASTLE LAKE PARK					
PLAN OF FOOTPATH AND ACCESSIBLE PARKING					
BLOCK 44.119, LOT 8 BLOCK 44.119, LOT 27 BLOCK 44.119, LOT 29.01 TOWNSHIP OF STAFFORD					
OCEAN COUNTY					
SCALE	DATE	DRAWN	CHK'D	APPROVED FOR CONSTRUCTION	SURVEY & BILLING NO.
1" = 30'	10/23/23	JMW	WJB		23-084501 STAFF(23)FORE
FRANK J. LITTLE, JR. P.E., P.P.					DRAWING NO.
PROFESSIONAL ENGINEER N.J. LIC. NO. 246E02708500 PROFESSIONAL PLANNER N.J. LIC. NO. 03096					1
OWEN, LITTLE & ASSOCIATES, INC. 443 Atlantic City Blvd. Barnegat, NJ 08005 Tel: (732) 244-1190 Fax: (732) 341-3412					3





1. IMPERMEABLE BARRIER OF PVC PLASTIC SHEETING MIN. 10 MIL. THICK (OR EQUIVALENT), TO BE INSTALLED ACROSS STONE TRENCH AT LOCATIONS SHOWN ON PLAN TO SERVE AS WATERSTOP.
2. WHERE SOILS, AS DETERMINED BY THE ENGINEER, DO NOT MEET THE REQUIREMENT FOR K3 PERMEABILITY, BASED ON INSPECTION OF THE SOILS ENCOUNTERED DURING CONSTRUCTION, THE MUNICIPAL ENGINEER WILL REQUIRE SUITABLE SOIL REPLACEMENT TO A DEPTH OF 2 FEET BELOW THE BOTTOM OF THE TRENCH. THE SOIL PERMEABILITY FOR ANY SOIL REPLACEMENT SHALL BE K3 SOILS OR GREATER.



Restoration Plan for Forecastle Lake Walking Path

The Township of Stafford has applied to the Pinelands Commission to create a walking path in the vicinity of Forecastle Lake. The trail would provide public access to Forecastle Lake via an improved path made specifically for the enjoyment of the citizens of Stafford.

The Area: As part of the path design, a 35,000 SF open field at the end of Canal Avenue would be allowed to re-vegetate and become the forest it once was prior to the establishment of the Ocean Acres residential development. Prior to clearing, the site was a typical pine-oak upland forest associated with the upper stream terrace of the Mill Creek drainage. Based on aerial photography, the site has been without a forest cover since 1972. Various herbaceous cover types have occupied the field during the ensuing years, and today it is a thinly covered old field dominated by native warm season grasses punctuated with large, specimen pine and oak trees.

The Plan: The restoration concept is to replace what was there, using the adjacent forest as the template for species selection. The selected species would be dependent on the native nursery availability, as well as the size and quantity availability. The opening supports a scattered open canopy of 47 mature pine, cedars, and oaks. Although included in the 35,000 SF area, no forest trees would be planted under or around the existing specimens. The number of forest trees selected is based on an artificial grid of 10 foot squares, with one tree occupying each square or one per 100 SF. The result is 350 forest trees, minus the existing 47 specimens, to yield a total of 303 forest trees. The forest trees will be planted in 30 clusters of 10 specimens randomly selected from the available stock. They will be spaced 8-10 foot apart, intermixed with forest shrubs. The clusters would be spaced evenly until open area is planted. Shrubs within the re-planted forest would be set at a rate of one shrubs per tree, or 300 shrub specimens. Ten shrubs will be planted within each tree cluster, and the remaining specimens planted under and between the existing pine, cedars, and oaks.

The land between the path and the rear of the homes facing Forecastle Avenue would be visually separated by a planting of 24 evergreen specimens and 24 dense shrubs. White pine and eastern red cedar would be selected as buffer trees, and groundsel bush used as the dense woody shrubs planted in gaps between the evergreen trees.

The tree species: The selection will include 303 specimens from the following list. Three species minimum should be selected from highlighted species, otherwise the choice is based on availability and size. Three wetland tree species, red maple, sweet gum, and black gum, have been added to the selection based on their presence in adjacent forests.

Acer rubrum
Liquidambar styraciflua
Nyssa sylvatica
Pinus echinata
Pinus rigida
Quercus coccinea
Quercus prinus
Quercus alba

Quercus stellata
Sassafras albidum

Sub-canopy Tree Specimens. These specimens are planted at 1/8 rate of the forest tree selection (38). They would be planted between tree clusters, and under existing forest trees.

Amelanchier canadensis
Ilex opaca
Betula populifolia

Buffer Specimens: Planted on a staggered 12' on center pattern, with white pine nearest to homes, eastern red cedar filling the gaps between the pines, and groundsel bush filling gaps between cedars and pines.

Baccharis halimifolia
Pinus strobus
Juniperus virginiana

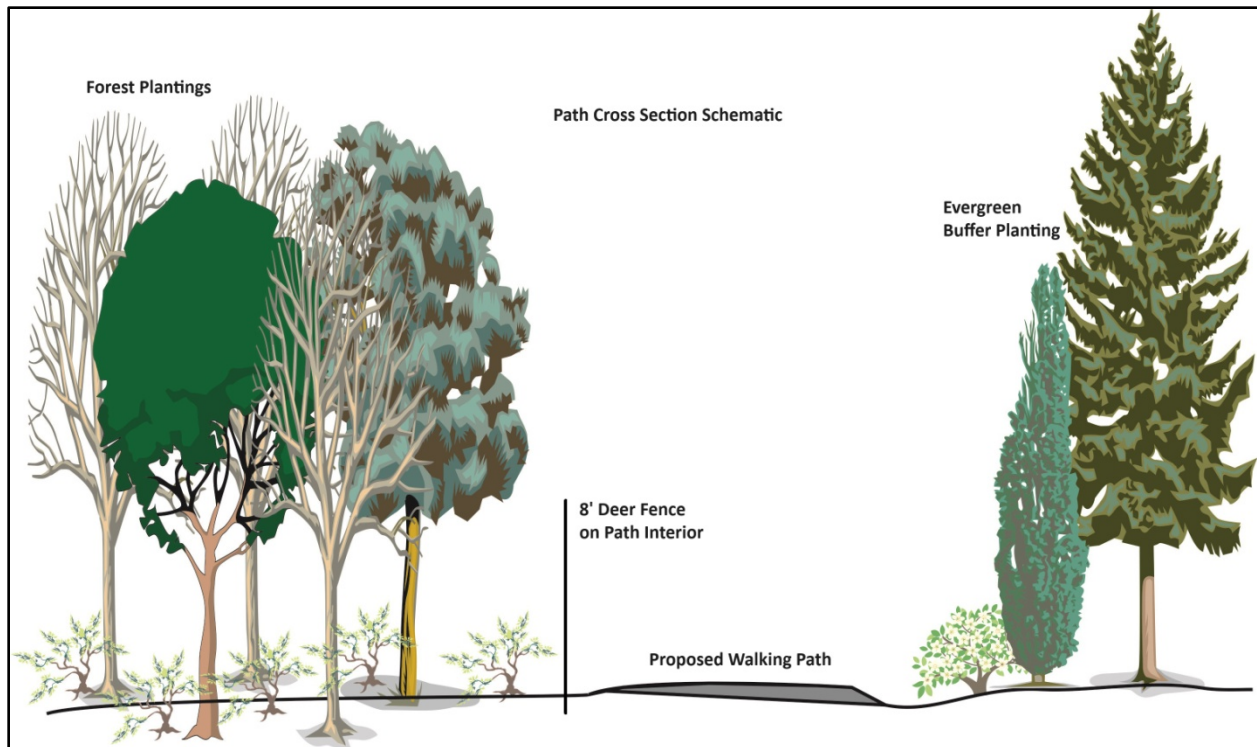
Forest Shrubs: These plants are planted at a rate of 1 shrubs per forest tree. This would provide 300 shrubs, 10 per cluster, remaining planted under existing forest trees.

Ilex glabra-evergreen with black berry
Ilex vericilata-deciduous with red berry
Morella pensylvanica-semi-evergreen with dry berries
Quercus ilicifolia/prinodites-dense multi-stem shrub oaks
Rhus copallina-dense multi-stem shrubs with brilliant red leaves in autumn

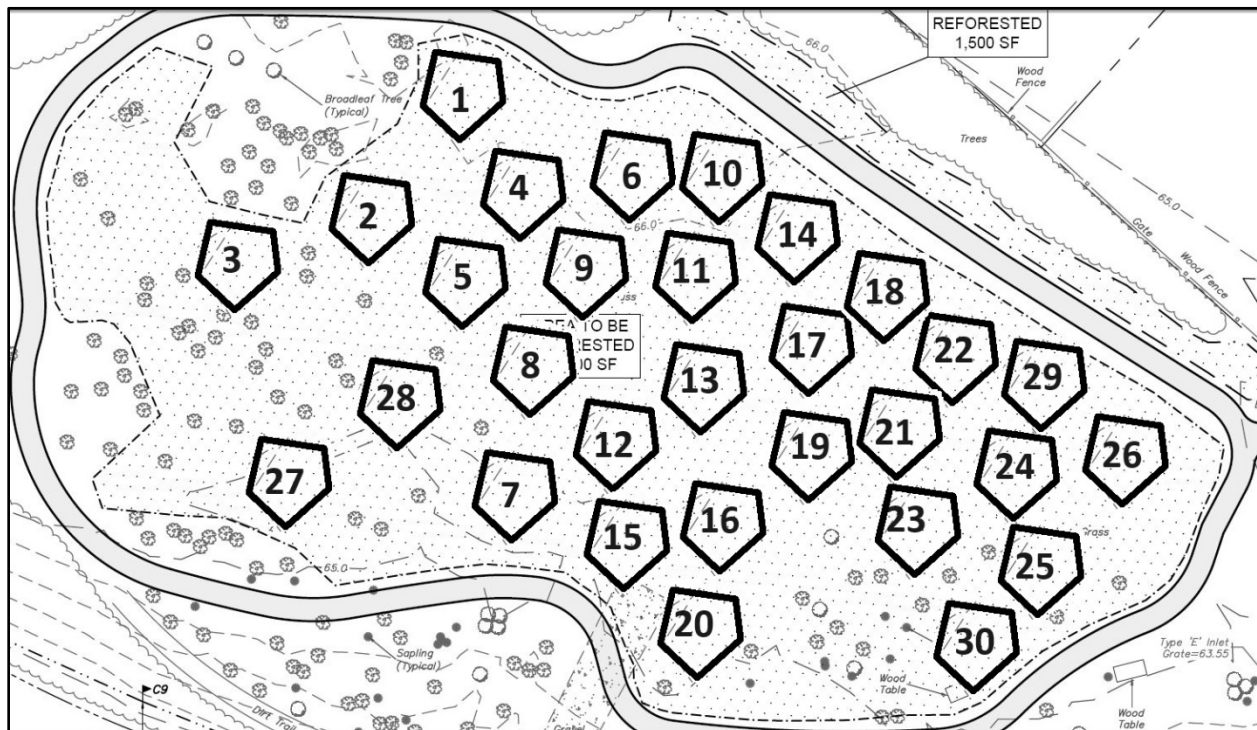
No herbs or seed is specified. The nearby native sources will fill in open areas once the site is planted and isolated from deer and humans.

Total specimens: ~665

forest trees-303
sub-canopy trees-38
buffer trees/shrubs~24 t/s each
forest shrubs-300



Cross section illustration showing path side plantings nearest evergreen buffer.



Thirty clusters to re-establish canopy. Shrubs and sub-canopy trees are planted in between and among clusters. This is to show the number of clusters can occupy the space; their location would be field located.

An aerial photograph of a park area with a large lake in the center. The surrounding area is residential with many houses and some commercial buildings. The text is overlaid on the image.

Memorandum of Agreement Forecastle Lake Park Stafford Township



Pinelands Commission
September 13, 2024



Impacts

- 0.55 acres of disturbance of wetlands buffers
- 0.34 acres of asphalt paving for the trail surface
- 0.0275 acres of paving of existing stone surfaced parking area
- Installation of 35 ft. x 6 ft. prefabricated pedestrian footbridge



Offsets

- Reforestation of 35,000 sq. ft. area
- Native Pinelands Vegetation
- 4 Accessible Parking Spaces
- Bollards at Trailheads
- Signage
- Quarterly Inspections of Trails and Repairs
- Replacement of Vegetation in Offset Area to Ensure Reforested State



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-24- 18

TITLE: To Adopt the Pinelands Commission’s Fiscal Year 2025 Budgets for the Operating Fund, Fenwick Manor Preservation Fund and Pinelands Conservation Fund

Commissioner Avery moves and Commissioner Pikolycky seconds the motion that:

WHEREAS, pursuant to the Pinelands Protection Act, the Pinelands Commission is charged with the continuing implementation and monitoring of the Pinelands Comprehensive Management Plan; and

WHEREAS, the State of New Jersey has appropriated \$3,749,000 to support the Commission's operations during Fiscal Year 2025; and

WHEREAS, the Department of the Treasury has informed the Commission that \$687,000 (29%) of budgeted health benefits and pension costs will be covered through the State’s interdepartmental accounts in Fiscal Year 2025; and

WHEREAS, the Commission anticipates that additional funding sources of \$1,368,000 will be available to further support the Commission's operations, including grants from the National Park Service, the Environmental Protection Agency and the New Jersey Department of Environmental Protection, interest income and application fee revenue; and

WHEREAS, the Fenwick Manor Preservation Fund Budget includes the State’s \$500,000 special appropriation to the Pinelands Commission in Fiscal Year 2023 and \$120,000 from the Commission’s Fenwick Manor Painting Reserve, with all funds to be used for the refurbishment, maintenance and preservation of Fenwick Manor; and

WHEREAS, a financial plan for the Pinelands Conservation Fund (PCF), which includes four programs (Land Acquisition, Conservation Planning and Research, Community Planning and Design and Education and Outreach), was approved by the Commission in April 2005 and last revised in August 2014; and

WHEREAS, the Fiscal Year 2025 budget for the Land Acquisition program totals \$3,027,450 and includes potential expenditure of up to \$3,000,000 for acquisition and preservation of land in the Pinelands Area; and

WHEREAS, the Fiscal Year 2025 budget for the Conservation Planning and Research program totals \$549,324 and

WHEREAS, the Fiscal Year 2025 budget for the Community Planning and Design program totals \$211,230; and

WHEREAS, the Fiscal Year 2025 budget for the Education and Outreach program totals \$70,950; and

WHEREAS, the total Fiscal Year 2025 budget for the Pinelands Conservation Fund is \$3,858,954; and

WHEREAS, the Operating Budget for Fiscal Year 2025 totals \$7,127,603; and

WHEREAS, the Fiscal Year 2025 Operating Budget reflects the continuation of the Energy Conservation Reserve established in Fiscal Year 2023 at the request of the Pinelands Climate Committee, with funds to be used for projects and capital expenditures that foster the Commission’s mission toward improved energy conservation, sustainability and mitigation of greenhouse gas emissions to the greatest extent feasible, consistent with Pinelands Commission Resolutions PC4-20-37 and PC4-22-15; and

WHEREAS, in order to accomplish these and other important initiatives and to continue to carry out the Commission’s regulatory responsibilities, the Fiscal Year 2025 Operating Budget anticipates the need for a \$929,603 draw from the Commission’s unreserved, undesignated fund balance; and

WHEREAS, the remaining unreserved, undesignated fund balance amount is sufficient to cover unforeseen or emergency expenditures in the near future; and

WHEREAS, the Commission’s Personnel & Budget Committee has reviewed the FY 2025 budgets for the Operating Fund, Fenwick Manor Preservation Fund and Pinelands Conservation Fund and has recommended their adoption by the Commission; and

WHEREAS, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that the Pinelands Commission hereby adopts the attached Fiscal Year 2025 Budgets for the Operating Fund totaling \$7,127,603, the Fenwick Manor Preservation Fund totaling \$1,195,000 and the Pinelands Conservation Fund totaling \$3,858,954.

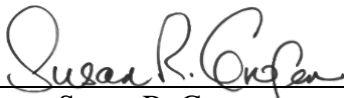
Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta	X				Lettman					Rittler Sanchez	X			
Avery	X				Lohbauer					Wallner	X			
Christy	X				Mauriello	X				Matos	X			
Holroyd	X				Meade	X								
Irick					Pikolycky	X								


*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: September 13, 2024



Susan R. Grogan
Executive Director



Laura E. Matos
Chair

PINELANDS COMMISSION
OPERATING BUDGET REVENUES
GENERAL FUND
FISCAL YEAR 2025

Revenue Source	FY2022 Unaudited	FY2023 Unaudited	FY2024 Unaudited	FY2025 Anticipated	Notes
State Appropriation	3,249,000	3,399,000	3,549,000	3,749,000	1
State Supplemental Funding (Fringe Benefits)	687,000	687,000	687,000	687,000	2
Interest Income	4,000	6,500	75,000	100,000	3
NPS - Long Term Environmental Monitoring	155,400	145,055	138,975	160,545	4
NPS - Long Term Economic Monitoring	142,600	152,945	159,025	137,455	4
EPA - Micro	95,000	0	0	0	
EPA - Kingsnake	225,000	85,000	92,500	92,500	5
NJDEP Box Turtle	0	0	90,000	90,000	6
Timber Rattlesnake Study				32,500	7
Wetlands Permitting	1,000	6,000	5,000	5,000	8
Pinelands Application Fees	500,000	650,000	700,000	750,000	9
TOTAL REVENUE	5,059,000	5,131,500	5,496,500	5,804,000	
Microfilm Reserve Anticipated	3,650	0	0	0	
Computer Reserve Anticipated	18,420	0	0	0	
Fenwick Manor Painting Reserve Anticipated	120,000	120,000	120,000	0	10
Energy Conservation Reserve	0	500,000	375,000	370,000	11
Regulatory Programs Shelving Reserve	0	0	10,000	15,000	12
Administrative Assessment (PCF)	60,000	60,000	9,000	9,000	13
Undesignated Fund Balance Anticipated	705,132	688,078	886,395	929,603	14
TOTAL OTHER INCREASES	907,202	1,368,078	1,400,395	1,323,603	
TOTAL REVENUE AND OTHER INCREASES	5,966,202	6,499,578	6,896,895	7,127,603	

PINELANDS COMMISSION
OPERATING BUDGET EXPENDITURES
GENERAL FUND
FISCAL YEAR 2025

Expenditure Account	FY2022 Unaudited	FY2023 Unaudited	FY2024 Unaudited	FY2025 Anticipated	Notes
PERSONNEL					
Salaries & Wages	3,021,984	3,374,398	3,783,408	3,938,758	15
Fringe Benefits	1,910,905	2,188,901	2,250,922	2,337,651	16, 17
TOTAL PERSONNEL	4,932,889	5,563,299	6,034,330	6,276,408	
SUPPLIES					
Printing & Office Supplies	26,420	34,040	36,675	37,550	18
Vehicular Supplies	10,900	11,400	12,600	12,600	19
Household Supplies	10,400	18,420	12,100	12,200	20
Fuel & Utilities	42,500	47,500	50,000	51,000	21
Other Supplies	41,492	36,842	30,246	40,947	22
TOTAL SUPPLIES	131,712	148,202	141,621	154,297	
SERVICES					
Travel	5,925	4,190	10,713	10,475	23
Telephone	45,120	46,120	45,900	46,350	24
Postage	2,175	1,725	1,750	1,600	25
Insurance	59,225	64,260	72,760	77,275	26, 27
Information Processing	108,861	126,835	135,847	153,032	28
Household Services	2,600	4,600	3,700	4,400	29
Professional Services	462,728	222,500	259,540	190,500	30
Other Services	35,717	35,147	27,313	31,065	31
TOTAL SERVICES	722,351	505,377	557,523	514,697	
MAINTENANCE & RENT					
Maintenance - Buildings & Grounds	94,000	75,500	81,000	91,000	32
Maintenance - Equipment	21,350	23,500	26,400	25,500	33
Maintenance - Vehicular	6,720	9,720	5,720	6,300	34
Rent - Other	10,550	10,350	8,900	7,900	35
TOTAL MAINTENANCE & RENT	132,620	119,070	122,020	130,700	
IMPROVEMENTS & ACQUISITIONS					
Acquisitions - Equipment	10,130	106,630	10,300	12,500	36
Acquisitions - Information Processing Equipment	36,500	57,000	31,100	39,000	37
TOTAL IMPROVEMENTS & ACQUISITIONS	46,630	163,630	41,400	51,500	
TOTAL EXPENDITURES	5,915,074	6,499,578	6,896,895	7,127,603	38,39,40

PINELANDS COMMISSION
OPERATING BUDGET
FISCAL YEAR 2025 NOTES
August 16, 2024

1. The adopted state budget includes a FY 2025 State Appropriation to the Commission in the amount of \$3,749,000.
2. State Supplemental Funding (Fringe Benefits) totaling \$687,000 helps to offset the Commission's health and pension costs. Since FY 2004, the Department of the Treasury agreed to help the Commission finance its escalating health benefits premiums through an Interdepartmental Account. Beginning in FY 2009, the amount of assistance was calculated using projected health and pension costs not funded through other sources. Using this calculation, the Commission requested \$838,218 in FY 2012, \$837,927 in FY 2013, \$844,809 in FY 2014 and \$840,455 in FY 2015 but was only approved to receive \$687,000. No increase in funding occurred between FY 2016-FY 2024. The FY 2025 budget once again anticipates receipt of only \$687,000.
3. Interest Income is earned in the Commission's checking account and the cash management fund designated for general use. Interest income for the Pinelands Conservation Fund is reflected in the budgets for those programs. Interest rates have fluctuated in recent years, greatly affecting interest income. The Federal Reserve may decrease interest rates beginning in Fall of 2024.
4. The Commission is entering its 29th year of the Environmental and Economic Long Term Monitoring programs, funded in part by a \$298,000 from the National Park Service.
5. The EPA Kingsnake Study remains an active grant; staff will continue their work in Fiscal Year 2025.
6. The Commission anticipates receiving grant funding from NJDEP for the continuation of the Box Turtle study that began in FY 2022.
7. New in FY 2025 is the use of the remaining funds (\$32,500) provided through the 2000 Sanctuary settlement agreement for tracking and monitoring of Timber Rattlesnakes.
8. The anticipated revenue from the NJDEP Wetlands Permitting program that the Commission helps to administer reflects the estimated permit fees to be received and is authorized through language in the Appropriations Act.
9. Application Fees of \$750,000 are anticipated to be received during FY 2025. This important component of the Commission's Operating Budget fluctuates tremendously from month to month. This funding source will be closely monitored throughout the fiscal year.

10. The Fenwick Manor Painting Reserve was established in FY 2015 to earmark funds for exterior painting of Fenwick Manor. Funds were added annually as follows: \$40,000 in FY 2015; \$40,000 in FY 2016; \$20,000 in FY 2017 and \$20,000 in FY 2018. All funds(\$120,000) have been transferred to the Fenwick Preservation account.

11. FY 2025 will be the third year of the Commission's Energy Conservation Reserve. This reserve is for projects and capital expenditures that foster the Commission's mission toward energy conservation and sustainability. Potential projects include installation of an electric vehicle charging station and necessary electrical upgrades, retention of a solar facility expert to assess the feasibility of installing a solar energy facility on the Commission's property, development of a long-term plan for replacement of the Commission's existing HVAC systems and other initiatives recommended in the Local Government Energy Audit reports or by the Pinelands Climate Committee. Grants available to state agencies will also be pursued.

12. The FY 2024 budget reflected establishment of the Regulatory Programs Shelving Reserve. The current automated shelving system has reached its life expectancy of twenty years. An additional \$15,000 is being added to the reserve in FY 2025 so that the Commission will be prepared when the shelving needs to be replaced.

13. In April 2005, the Commission adopted a financial plan for the Pinelands Conservation Fund, which was amended in 2014. Included in the original plan was an annual administrative assessment of \$60,000 (see Pinelands Conservation Fund budget note #3). FY 2025 will see the continued reduction of the administrative assessment to \$9,000.

14. The projected amount needed from the Undesignated Fund Balance to balance the FY 2025 budget deficit is \$929,603.

15. The Commission's authorized staffing level is 66 full time equivalent positions (FTEs). Since FY 2007, unfilled vacancies have steadily increased to a total of 22 unfilled full time equivalent positions, or more than 33% of the authorized staffing level. The FY 2025 salaries and wages budgets (Operating and Pinelands Conservation Fund) finance only 44 of the 66 authorized full time equivalent positions.

16. The fringe benefits budget includes expenditures for the employer's share of Social Security (\$200,000), Medicare (\$60,000), disability insurance (\$1,000), flexible savings accounts (\$1,500) and miscellaneous administrative charges (\$500). The employer liability of pension related funds is estimated at \$700,000. The Commission's escalating health benefit premiums for active and retired employees are estimated at \$1,307,000 with a \$215,000 reduction for coinsurance payments from staff members. Also included is \$20,400 for dental insurance premiums and \$500 for participation in the Employee Advisory Service.

17. Upon Commission approval of the FY 2025 Operating Budget, the Executive Director will be authorized to pay the employer share of Social Security and Medicare at an amount not to exceed the budgeted funding of \$260,000.

18. The printing and office supplies budget includes expenditures for printing; office, computer, mailing, copying, and meeting supplies; office and computer equipment with an item cost of less than \$1,000; reference materials; scientific report printing/publication; and staff and Commissioner service awards. Grant-related expenses account for \$2,900 of this budget.
19. The majority of the vehicular supplies budget covers gasoline for Commission vehicles. Other costs budgeted in this account include replacement tires, supplies used for routine vehicular maintenance and other miscellaneous supplies such as keys, mats, scrapers and first aid kits.
20. The household supplies budget provides for the purchase of materials to perform minor buildings and grounds maintenance, cleaning supplies, household paper products, basic kitchen supplies, household equipment costing less than \$2,000 and other operating supplies.
21. The fuel and utilities budget covers expenditures for heating fuel, electricity, water and sewer.
22. The other supplies budget covers expenditures for supplies and equipment (less than \$1,000) supporting map-making, scientific research, fieldwork, and photographic needs. Grant related expenditures are a significant portion (over 99%) of this account, totaling \$40,247 for FY 2025.
23. The travel budget covers reimbursements to Commissioners and staff for business mileage on their personal vehicles, tolls and parking, and meal allowances.
24. The telephone budget includes basic service, toll charges, the service cost of a data circuit, conference calls, and cellular phone service.
25. The postage budget finances general postage fees, parcel delivery charges and post office box rental charges. Over the last several years, this account has decreased as more correspondence is sent electronically, including letters, reports, and public outreach materials.
26. The insurance budget covers estimated premiums for automobiles, general liability, fire, theft, workers compensation, volunteers, and the umbrella liability policy.
27. Upon Commission approval of the FY 2025 Operating Budget, the Executive Director will be authorized to pay the State's insurance broker an amount not to exceed the budgeted funding of \$77,275 to cover the Commission's insurance premiums.
28. The FY 2025 budget for information processing includes \$137,782 for software maintenance agreements and data purchases, \$6,500 for payroll processing, \$3,000 for database administration services and \$1,250 for online legal services. Over \$4,500 of this budget is reimbursable through grants or special revenue.
29. The household services budget covers trash removal, alarm (security and fire) monitoring, and exterminating services.

30. The professional services account covers expenditures for legal fees, technical and consulting services, and other miscellaneous services. Estimated costs include \$50,000 for legal fees associated with DAG services; \$35,000 for labor counsel and \$2,000 for publication of the Commission's rulemaking documents by the Office of Administrative Law. Grant-related technical services totaling \$12,000 are budgeted.

31. Expenditures in the other services budget include annual subscriptions (\$2,500), required memberships and professional licenses (\$4,860); meeting expenses (\$2,000); advertising (\$2,525), research related fees (\$1,100), training (\$17,430), and banking fees (\$650).

32. The maintenance buildings and grounds budget for FY 2025 includes an estimated cost for implementation of Energy Efficiency measures and installation of an Electric Vehicle Charging Station (the cost of which may be partially offset by grant funding). The remaining amount is available for minor maintenance services (plumbing, electrical, HVAC, Tree Trimming, etc.).

33. The maintenance - equipment budget provides for the inspection, maintenance and repair of certain building systems and other equipment.

34. The maintenance vehicular budget finances routine maintenance, vehicular fees, and repairs, including any needed body work not performed by the Commission's Maintenance Technician.

35. The FY 2025 budget includes \$300 for the postage meter, \$3,000 for the lease of (1) black and white copier, and \$100 for excess copy charges. Leasing of a Large Format Scanner for \$2,500 per year is also included to facilitate scanning and saving of site plans and zoning maps.

36. The acquisitions - equipment budget contains \$10,500 for scientific equipment supporting grant related projects and \$2,000 for unanticipated telephone system expenses.

37. The acquisitions - information processing equipment budget includes the replacement of outdated computers and servers.

38. The total estimated Operating Budget expenditures for FY 2025 equal \$7,127,603. During the fiscal year, certain unforeseen and/or emergency expenditures may become necessary. The Personnel and Budget Committee has discussed this issue and recommends that the Executive Director be authorized to exceed the budget of an expenditure category (personnel, supplies, services, maintenance/rent, improvements/acquisitions) by no more than 10% provided that funds are available in other expenditure categories to ensure that the total Operating Budget is not exceeded and provided further that the combined salary budgets for the Operating Fund and the Pinelands Conservation Fund do not exceed \$4,352,212.

39. Several expenditure account budgets include funding for various services and benefits that are reimbursed to the State of New Jersey and are over the Executive Director's authorized contracting limit of \$250,000 (OMB 24-16-DPP). These consist of employee health benefits and the employer liability assessed by the Division of Pensions.

40. Upon Commission approval of the FY 2025 Operating Budget, the Executive Director will be authorized to pay the State of New Jersey for the aforementioned items in an amount not to exceed the budgeted funding.

PINELANDS COMMISSION
PINELANDS CONSERVATION FUND
FISCAL YEAR 2025 BUDGET

Revenue Source	FY2022 Unaudited	FY2023 Unaudited	FY2024 Unaudited	FY2025 Anticipated	Notes
Interest Income - Land Acquisition	1,050	5,100	45,000	100,000	1
Interest Income - Conservation Planning & Research	1,800	5,000	30,000	45,000	1
Interest Income - Community Planning & Design	900	2,800	25,000	35,000	1
Interest Income - Education & Outreach	1,100	950	5,000	8,000	1
SJTA - MOA	500,000	500,000	500,000	0	2
Total Revenue	504,850	513,850	605,000	188,000	
Cancellation of Prior Year Encumbrances	0	0	0	0	
Reserves for Pinelands Conservation Activities	538,782	446,981	359,866	3,670,954	
Total Revenue/Other Sources Anticipated	1,043,632	960,831	964,866	3,858,954	

Expenditure Account	FY2022 Unaudited	FY2023 Unaudited	FY2024 Unaudited	FY2025 Anticipated	Notes
<u>Land Acquisition</u>					
Salaries & Wages	20,000	5,000	12,000	15,000	
Fringe Benefits	10,600	2,650	8,160	11,550	
Land Acquisition	0	0	0	3,000,000	2
Printing & Office Supplies	0	600	600	600	
Travel	0	100	300	300	
Total Land Acquisition Expenditures	30,600	8,350	21,060	3,027,450	4

Conservation Planning and Research

Salaries & Wages	363,812	372,616	365,224	284,454	
Fringe Benefits	192,820	191,937	248,352	219,030	
Printing & Office Supplies	0	0	4,250	4,200	
Other Supplies	15,500	35,150	25,610	25,900	
Travel	5,421	7,421	4,100	4,000	
Information Processing	500	1,110	1,110	610	
Technical Services	5,300	0	0	0	
Professional Services	88,199	67,647	0	0	
Other Services	75	330	6,230	5,130	
Acquisitions - Equipment	3,400	6,800	3,000	3,000	
Administrative Assessment	20,000	20,000	3,000	3,000	3
Total Conservation Planning/Research Expenditures	695,027	703,011	660,876	549,324	5

Community Planning and Design

Salaries & Wages	101,000	90,000	94,000	89,000	
Fringe Benefits	53,530	42,370	63,920	68,530	
Printing & Office Supplies	100	200	50	50	
Travel	0	0	110	50	
Postage	500	500	600	250	
Information Processing	250	750	250	250	
Other Services	275	250	100	50,100	
Administrative Assessment	20,000	20,000	3,000	3,000	3
Total Community Planning/Design Expenditures	175,655	154,070	162,030	211,230	6

Education and Outreach

Salaries & Wages	75,000	40,000	65,000	25,000	
Fringe Benefits	39,750	21,200	44,200	19,250	
Printing & Office Supplies	0	2,000	0	0	
Travel	100	100	100	200	
Other Supplies	1,600	4,500	7,200	3,500	
Other Services	5,000	7,600	1,400	18,000	
Acquisitions - Equipment	900	0	0	2,000	
Administrative Assessment	20,000	20,000	3,000	3,000	3
Total Education and Outreach	142,350	95,400	120,900	70,950	7

Total Expenditures	1,043,632	960,831	964,866	3,858,954	
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PINELANDS COMMISSION
PINELANDS CONSERVATION FUND
FISCAL YEAR 2025 BUDGET NOTES
August 16, 2024

1. The funds provided from Atlantic City Electric (formerly Conectiv) and other related revenue sources are kept in four separate cash accounts, one for each program of the Fund. The FY 2025 estimated interest income totals are anticipated to reach \$188,000 and are comprised of interest income from the four cash accounts. All interest income stays within the particular program and is available to help fund the associated projects. The Federal Reserve is considering dropping interest rates starting in Fall 2024 and during 2025.
2. This revenue results from the SJTA MOA Amendment executed in April of 2019, under which SJTA is required to contribute a total of \$3,000,000 for land acquisition in the Pinelands Area. The Pinelands Commission has received all six annual payments of \$500,000.00. PCF land acquisition grants are expected to be awarded in Fiscal Year 2025.
3. The financial plan that designated the three original programs within the Fund (Land Acquisition, Conservation Planning & Research and Community Planning & Design) was approved by the Commission in April 2005 and included a \$20,000 annual assessment from each program to cover administrative expenses as described in Operating Budget note #12. The Commission amended the PCF policies in 2014 to include a fourth program, Education & Outreach, from which a \$20,000 annual administrative assessment was also to be drawn. The annual assessment from the Land Acquisition program was eliminated in FY 2019. Assessments from the other three programs were reduced to \$3,000 in FY 2024. The FY 2025 budget continues that reduced administrative assessment.
4. The Land Acquisition program budget for FY 2025 totals \$3,027,450. Personnel costs (salaries/wages and fringe benefits) are estimated at \$26,550 in support of the Commission's permanent land protection initiatives, which include a new round of land acquisition (\$3,000,000), PCF deed restriction monitoring and the third annual permanent land protection summit. An additional \$900 is included to coverage mileage and meeting supplies.
5. The Conservation Planning and Research program budget for FY 2025 totals \$549,324. Personnel costs (salaries/wages and fringe benefits) are estimated at \$503,484 to support the following initiatives and special projects: continued implementation of the alternate septic system pilot program; implementation of the Kirkwood-Cohansey aquifer water management amendments; rulemaking associated with protection of the Black Run Watershed; and data maintenance and reporting related to permanent land protection. In addition, the Science Office will be continuing to conduct Corn Snake and King Snake research, now having the ability to perform pit tag implants in-house. In FY 2025, the Science Office's research related to box turtles will also be funded from this account. An additional \$42,840 is included for other expenses (supplies, services, software maintenance, printing, mileage, training and legal advertising) to support these initiatives. Rounding out the budget is the \$3,000 administrative assessment mentioned above.

6. The Community Planning and Design program budget for FY 2025 totals \$211,230. Personnel costs (salaries/wages and fringe benefits) are estimated at \$157,530 to support the following initiatives and special projects: CMP amendments related to Forest and Rural Development Area clustering, use of Pinelands Development Credits and development of accessible trails; administration of the Pinelands Development Credit Bank; administration of the Pinelands Infrastructure Trust Fund; and technical assistance related to implementation of the state's new affordable housing legislation. Also reflected in the budget are funds to support a variety of climate change initiatives and efforts, including support for the Pinelands Climate Committee, participation on the state's Interagency Council on Climate Resilience, coordination with NJBPU on a dual-use solar program and research to support future CMP amendments. \$50,000 in professional services is budgeted to allow for retention of a consultant to review stormwater management plans, provide training and develop guidance documents. A total of \$700 is budgeted for expenses related to legal advertising, mileage, postage, software maintenance and office supplies. Rounding out the budget is the \$3,000 administrative assessment mentioned above.
7. The Education and Outreach program budget for FY 2025 totals \$70,950. Personnel costs (salaries/wages and fringe benefits) are estimated at \$44,250 to support the two annual Pinelands Short Courses, the World Water Monitoring Challenge and the Pinelands Speakers Series. A total of \$8,700 is included for photographic equipment and supplies related to the Visitors Center, the World Water Monitoring Challenge, maintenance of the bog garden and tree/plant identification markers. An additional \$15,000 is budgeted for services provided by the Office of Information Technology associated with redesign of the Commission's website. Miscellaneous expenses supporting the program (honoraria for participants in the Pinelands Speakers Series and mileage) are also included. Rounding out the budget is the \$3,000 administrative assessment mentioned above.


PINELANDS COMMISSION
Fenwick Manor Preservation Budget
FISCAL YEAR 2025 BUDGET

Revenue	FY 2025 Anticipated	Notes
NJHT Capital Grant	\$575,000	
Fund Balance - Commission Match	\$575,000	
Fund Balance from Fenwick Painting Reserve	\$45,000	
Total	\$1,195,000	1

Expenditure Account	FY 2025 Anticipated	Notes
Partial Exterior Restoration	\$436,013	2
Structural Reinforcement/Maintenance	\$315,805	2
Partial Interior Restoration	\$297,583	2
Non Construction Cost	\$100,600	3
Other	\$45,000	4
Total Expenditures	\$1,195,000	

**PINELANDS COMMISSION
FENWICK MANOR PRESERVATION BUDGET
FISCAL YEAR 2025 BUDGET NOTES
August 16, 2024**

1. Revenue includes a \$575,000 Preserve New Jersey Capital Improvement Grant for Fenwick Manor, awarded to the Commission by the New Jersey Historic Trust in late 2023. The Fund Balance includes the Commission's match of \$575,000, primarily provided through a \$500,000 special state appropriation to the Commission in the State of New Jersey FY 2023 Budget (Pages 79-80 of P.L. 2022, Chapter 49). All remaining funds in the Fenwick Manor Painting Reserve (\$45,000) are also included. A grant agreement with the New Jersey Historic Trust was executed in July 2024 and includes the advancement of the entire \$575,000 grant to the Commission. In partnership with the Department of Treasury, Division of Property Management and Construction, and the New Jersey Historic Trust, a scope of services for design services was finalized in late July. The RFP is expected to be issued in August 2024.
2. Costs associated with Exterior Restoration, Structural Reinforcement/Maintenance and Interior Restoration are based on the estimates provided in the Fenwick Manor Preservation Plan prepared in FY23 by the Commission's consultant, Connolly & Hickey.
3. Non-construction related costs include engineering services, design development, and contract administration.
4. An allocation for any unanticipated expenditures incurred.

A photograph of a dirt road winding through a dense forest. The road is light-colored and leads into the distance, flanked by lush green trees and foliage. Sunlight filters through the canopy, creating a bright starburst effect in the upper right corner. The overall atmosphere is serene and natural.

Pinelands Commission Fiscal Year 2025 Budgets and Initiatives

September 13, 2024

FY 2025 BUDGETS

- Operating Fund - \$7,127,603
- Pinelands Conservation Fund - \$3,858,954
- Fenwick Manor Preservation Fund -\$1,195,000

Operating Fund Revenue

	FY22 Unaudited	FY23 Unaudited	FY24 Anticipated	FY25 Anticipated
State Appropriation	\$3,249,000	\$3,399,000	\$3,549,000	\$3,749,000
State Supplemental Funding	\$687,000	\$687,000	\$687,000	\$687,000
Application Fees	\$500,000	\$650,000	\$700,000	\$750,000
Grants/Special Purpose	\$618,000	\$383,000	\$480,500	\$513,000
Other	\$5,000	\$12,500	\$80,000	\$105,000
Fund Balance & Reserves	\$907,202*	\$1,368,078*	\$1,400,395*	\$1,323,603*
TOTAL	\$5,966,202	\$6,499,578	\$6,896,895	\$7,127,603

* Includes:

- \$929,603 from the Undesignated Fund Balance
- \$385,000 Reserves – Energy Conservation and Shelving
- \$9,000 PCF Administrative Assessment

Operating Fund Expenditures

	FY22 Unaudited	FY23 Unaudited	FY24 Unaudited	FY25 Anticipated
Salary and Wages	\$3,021,984	\$3,374,398	\$3,783,408	\$3,938,758
Fringe Benefits	\$1,910,905	\$2,188,901	\$2,250,922	\$2,337,651
Supplies	\$131,712	\$148,202	\$141,621	\$154,297
Professional Services	\$462,728	\$222,500	\$259,540	\$190,500
Other Services	\$259,623	\$282,877	\$297,983	\$324,197
Maintenance/Rent	\$132,620	\$119,070	\$122,020	\$130,700
Improvements and Acquisitions	\$46,630	\$163,630	\$41,400	\$51,500
Total Expenditures	\$5,966,202	\$6,499,578	\$6,896,895	\$7,127,603

FY2025 Initiatives: Energy Conservation Reserve

Projects and Capital Expenditures

Electric vehicle charging station(s) and electrical upgrades (possible grant funding)

Purchase new and replacement energy efficient office equipment

Office composting program



Staff building a compost bin in July

FY2025 Initiatives: Operating Fund (NPS)

Project/Initiative	Account
Economy of Parks and Open Space study	NPS – Economic Monitoring
Local Conformance & Zoning System Database	NPS – Economic Monitoring
Historic cemetery mapping and GPR surveys	NPS – Economic Monitoring
Cultural resources maps: data sharing agreement; SHPO Cultural Resources Info System	NPS – Economic Monitoring
PDC supply and demand methodologies	NPS – Economic Monitoring
Economic Impacts of Climate Change on growth-oriented management areas	NPS – Economic Monitoring
Annual Pinelands calendar	NPS – Economic Monitoring

FY2025 Initiatives: Operating Fund (NPS)

Project/Initiative	Account
Water Quality Monitoring	NPS – Environmental Monitoring
Forest and pond water level monitoring	NPS – Environmental Monitoring
Annual Anuran surveys	NPS – Environmental Monitoring
Rare Snake Monitoring	NPS – Environmental Monitoring
Snake Fungal Disease and Adenovirus Monitoring	NPS – Environmental Monitoring
Box Turtle study	NPS – Environmental Monitoring

FY2025 Initiatives: Operating Fund

Project/Initiative

Procedural CMP amendments

- “Gap” process
- Expiration of old waivers and CFs
- Increased fees for applications involving violations, waivers and wetlands-related Letters of Interpretation

Municipal “model” stormwater ordinances & NJDEP amendments

- Draft, distribute and monitor municipal adoption

Biosphere Region designation

- Preparation for 2026 report/renewal
- Increased participation in US Network and Working Group

ORV/ATV model municipal ordinances

Development/marketing of native seed mix(es) for landscaping

Review of application requirements and T&E consultant qualifications

Pursue plant data sharing agreement with NJDEP

FY2025 Initiatives: Operating Fund

Project/Initiative

Stockton University 2020 Facilities Master Plan

- Completion of DCR amendment process

Secondary Impacts Agreement for GSP Interchange 44

- Extension and monitoring of land preservation obligation

Memoranda of Agreement

- Accessible Trails (Pemberton, Stafford and Evesham)
- South Jersey Transportation Authority: AC Airport and Atlantic City Expressway
- Evaluate and update old MOAs with NJDEP

Review and respond to other agency rulemaking and model ordinance requirements (e.g., NJDEP model tree removal/replacement)

Nonresidential advanced wastewater treatment systems: standards, application requirements and review process

Local communications facility plan amendment

FY2025 Initiatives: Operating Fund

Project/Initiative
Develop/enhance databases and tracking systems
CWA contract negotiations
Continue participation in Rutgers internship program
Updated Personnel and Purchasing Policies
Succession planning, recruitment and training
Enhanced mailing list database
Performance evaluations: improved forms and new interface
Litigation and settlement agreements
Seminar(s) for municipal representatives
Migration from GotoMyPC to Zscaler for remote work
Transition from cell phones to Teams Voice
Unanticipated Projects

FY2025 Ongoing Work: Operating Fund

Review and processing of development applications, Letters of Interpretation and CAFRA permits
Review and processing of municipal master plans, land use ordinances and redevelopment plans
Committee and Commission meeting support
Reports (annual and monthly)
Website and social media
OPRA forms and responses
Audit(s) and Audit Committee
Training
Records management
On-line store

Pinelands Conservation Fund Expenditures

	FY22 Unaudited	FY23 Unaudited	FY24 Anticipated	FY25 Anticipated
Land Acquisition	\$ 30,600	\$ 8,350	\$21,060	\$3,027,450
Conservation Planning & Research	\$695,027	\$703,011	\$660,876	\$549,324
Community Planning & Design	\$175,655	\$154,070	\$162,030	\$211,230
Education and Outreach	\$142,350	\$95,400	\$120,900	\$70,950
Total PCF Expenditures	\$1,043,632	\$960,831	\$964,866	\$3,858,954

FY2025 Initiatives: Pinelands Conservation Fund



Project/Initiative	Account
3 rd annual land preservation summit	Land Acquisition
Stewardship and monitoring report on PCF-funded properties	Land Acquisition
Acquisition funding round	Land Acquisition

FY2025 Initiatives: Pinelands Conservation Fund

Project/Initiative	Account
Corn snake research/study	Conservation Planning & Research
King Snake research/study	Conservation Planning & Research + EPA grant
Box turtle research/study	Conservation Planning & Research



FY2025 Initiatives: Pinelands Conservation Fund



Project/Initiative	Account
Septic pilot program	Conservation Planning & Research
Kirkwood-Cohansey water management rule implementation	Conservation Planning & Research
Black Run watershed protection rules	Conservation Planning & Research
Permanent land protection data and reporting	Conservation Planning & Research

FY2025 Initiatives: Pinelands Conservation Fund

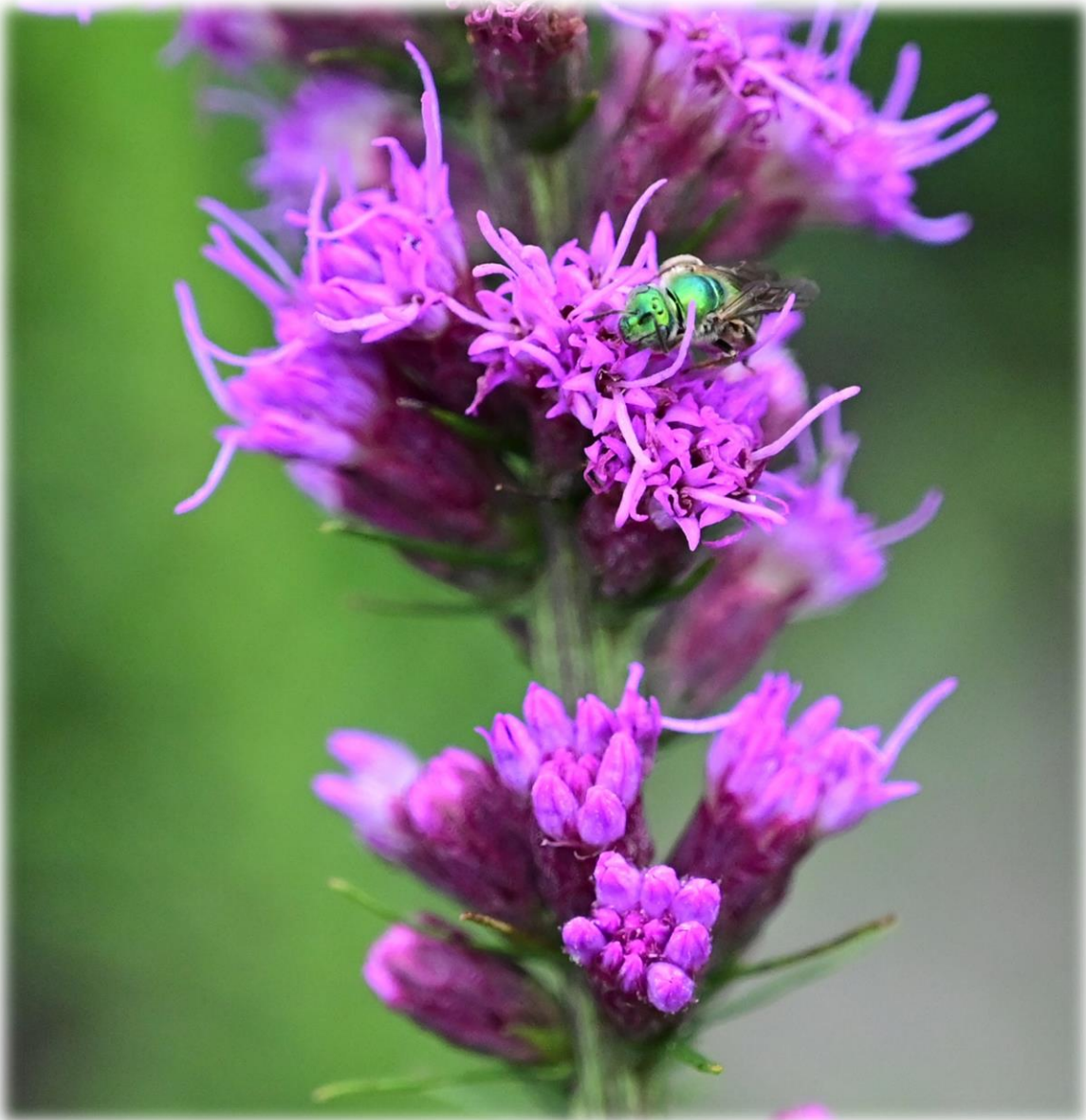
Project/Initiative	Account
Forest and Rural Development Area clustering rules	Community Planning & Design
PDC rules	Community Planning & Design
PDC Bank administration and legislative changes	Community Planning & Design
Pinelands Infrastructure Trust Fund administration	Community Planning & Design
Affordable Housing: tracking and technical assistance	Community Planning & Design
CMP Amendments - Accessible Trails	Community Planning & Design



FY2025 Initiatives: Pinelands Conservation Fund

Project/Initiative	Account
Stormwater management consultant: review of plans, training, guidance documents	Community Planning & Design
Climate Committee support and initiatives <ul style="list-style-type: none">• IAC/Resilience Action Plans• BPU dual use solar program and CMP amendments• Research for CMP amendments• Climate Change curriculum (w/Stockton University)	Community Planning & Design

FY2025 Initiatives: Pinelands Conservation Fund



Project/Initiative	Account
Pinelands Short Course(s)	Education & Outreach
World Water Monitoring Challenge	Education & Outreach
Pinelands Speakers Series	Education & Outreach
Bog and rain garden maintenance; tree/plant identification	Education & Outreach
Visitors Center programs and supplies	Education & Outreach
Website redesign	Education & Outreach

Fenwick Manor Preservation Budget

	FY25 Anticipated
New Jersey Historic Trust Capital Grant	\$575,000
Special State Appropriation	\$500,000
Match from Fenwick Manor Reserve	\$75,000
Additional Reserve Funding	\$45,000
Total Expenditures	\$1,195,000

Questions?





RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-24- 19

TITLE: To Authorize an Additional Extension of the Time Period for Atlantic County to Complete its Obligations Under the Secondary Impacts Agreement for Interchange 44 of the Garden State Parkway

Commissioner Avery moves and Commissioner Pikolycky seconds the motion that:

- WHEREAS**, on January 7, 2014, the Pinelands Commission (Commission) and Atlantic County (the County) entered into a Secondary Impacts Agreement (the Agreement) as a means of obviating the potential secondary impacts associated with the completion of Interchange 44 of the Garden State Parkway; and
- WHEREAS**, this Agreement obligated the County to limit the development potential of parcels totaling 356 acres located within 1.5 miles of Interchange 44 within the Pinelands Area referred to in the Agreement as Tier 1; and
- WHEREAS**, the County had three years to obviate the secondary impacts within the Tier 1 area ending January 7, 2017; and
- WHEREAS**, based on the terms of the Agreement, the County requested, and the Executive Director granted an 18-month extension of the deadline for completion of the County’s obligation in Tier 1 which ended on July 7, 2018; and
- WHEREAS**, by letter dated March 5, 2020, the County advised the Commission that it had completed acquisition of 327 acres of lands within Tier 1 and requested an additional 18-month extension to complete its acquisition of the remaining 29 acres required by the Agreement; and
- WHEREAS**, on May 8, 2020, the Commission approved Resolution PC4-20-14, granting the County an extension from January 7, 2020 to January 7, 2022 to complete its obligations under the Agreement; and
- WHEREAS**, by letter dated August 15, 2022, the County advised the Commission that it has acquired 342 of the required 356 acres of lands within Tier 1 and requested an additional 12-month extension to complete acquisition of the 14 remaining acres; and
- WHEREAS**, on September 9, 2022, the Commission approved Resolution PC4-22-36 granting the County an extension from January 7, 2022 until September 7, 2023 to acquire the remaining 14 acres within Tier 1; and
- WHEREAS**, by letter dated August 2, 2023, the County advised that it had acquired 10 of the remaining 14 acres of land within Tier 1, bringing the total to 352 of the 356 acres of land within Tier 1 targeted for preservation, and requested an extension of the deadline to acquire the remaining 4 acres; and
- WHEREAS**, on September 8, 2023, the Commission approved Resolution PC4-23-37 granting the County an extension from September 7, 2023 to September 7, 2024 to acquire the remaining four acres within Tier 1; and
- WHEREAS**, by letter dated August 9, 2024, the County advised that since the September 2023 extension, its efforts to acquire the final four acres required by the Agreement had been delayed due to staffing shortages, resulting from the retirements of three of its professional planners and the Assistant County Counsel involved in the County’s acquisition program; and
- WHEREAS**, the County also advised that it had recently hired a new Senior Planner to resume its acquisition efforts; and
- WHEREAS**, in its August 9, 2024 letter, the County renewed its commitment to preserve not only the remaining 4 acres within Tier 1, but the additional acreage within Tier 1 that the Atlantic County Board of Commissioners authorized for acquisition by adoption of Ordinance #7 of 2022; and
- WHEREAS**, the County has requested an additional 12-month extension to acquire the last four acres of land within Tier 1 to complete its obligation under the Agreement; and
- WHEREAS**, the County has acquired 98.9% of the 356 acres of land within Tier 1 necessary to obviate the potential secondary impacts associated with the Interchange 44 project; and

WHEREAS, the Agreement contains a provision that requires the County to pay an amount equal to fair market value of any acreage that it fails to acquire within Tier 1 within six years from the effective date of the Agreement (i.e. January 7, 2020) to a non-profit, government entity or university or college to undertake the acquisition of Pinelands Development Credits from agricultural lands or other projects, including land acquisition, to improve water quality within the boundaries of Tiers 1 through 3 in Atlantic County; and

WHEREAS, given the County’s continued diligent efforts to complete its obligations under the Agreement, and its commitment to preserve substantially more acreage within Tier 1 than required by the Agreement, the Commission believes it is preferable to allow the County to complete its acquisition of the remaining 4 acres rather than having the County provide funds to a non-profit, governmental entity or university for that purpose; and

WHEREAS, the Commission further acknowledges the extenuating circumstances outlined in the County’s request for an extension, and seeks to afford the County sufficient time to complete the land acquisition required by the Agreement; and

WHEREAS, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that the Commission grants Atlantic County an additional extension of 24 months, from September 7, 2024 until September 7, 2026, to complete its acquisition of the remaining 4 acres within Tier 1.

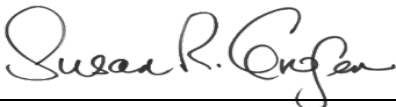
Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta	X				Lettman					Rittler Sanchez	X			
Avery	X				Lohbauer					Wallner	X			
Christy	X				Mauriello	X				Matos	X			
Holroyd	X				Meade	X								
Irick					Pikolycky	X								

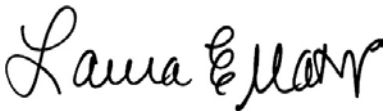
*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: September 13, 2024



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands

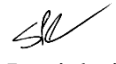


LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

MEMORANDUM

To: Members of the Pinelands Commission

From: Stacey P. Roth 
Chief, Legal & Legislative Affairs

Date: September 3, 2024

Subject: Atlantic County's Request for an Additional Extension of the Deadline to Complete Acquisition of Parcels to Address Secondary Impacts Associated with the Completion of Garden State Parkway Interchange 44

Atlantic County's request for an additional extension of its deadline to obviate the secondary impacts associated with the Garden State Parkway Interchange 44 project will be presented for your consideration at the Commission's September 13, 2024 meeting. As you may recall, the Commission and County entered into a Secondary Impacts Agreement on January 7, 2014, which required the County to limit the development potential of parcels located within 1.5 miles of Interchange 44 (356 acres) within the Pinelands Area. From the outset, the County decided to acquire the 356 acres. As of August 2, 2023, the County had acquired all but 4 acres (352 out of 356 acres) within the Tier 1 target area.

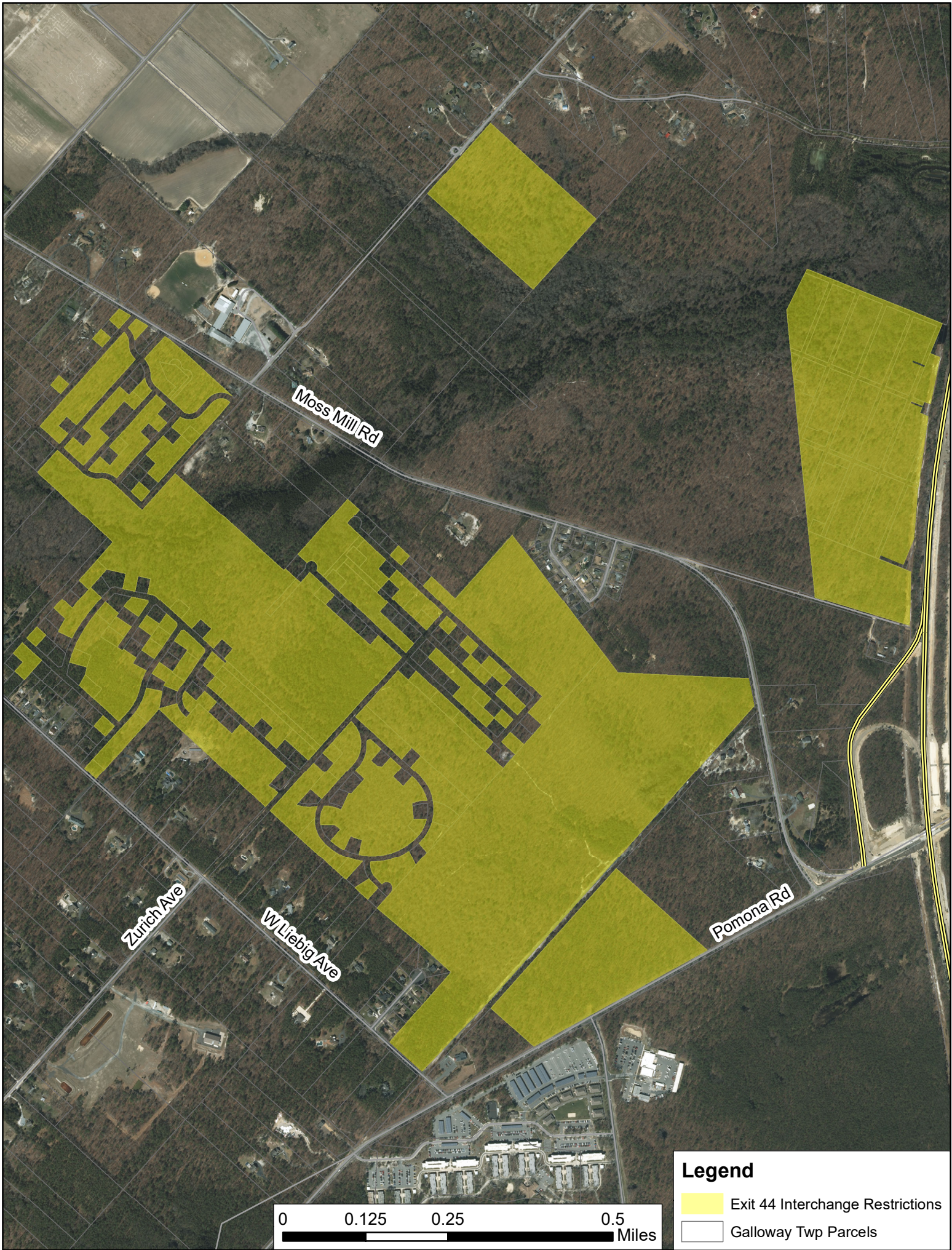
By letter dated August 9, 2024, the County has requested an additional 12-month extension to complete its acquisition of the remaining 4 acres. The County advised that the acquisition of this acreage has been delayed because of staffing shortages resulting from the retirements of 3 professional planners and the Assistant County Counsel involved in the acquisition program. The County recently hired a new Senior Planner who will be picking up the acquisition project and moving it to completion.

Staff, however, is recommending the Commission grant a 24-month extension to the Agreement. This extension is anticipated to provide sufficient time for the County to finalize acquisition of the remaining 4 acres. Additionally, the County intends to acquire an additional 110 lots, comprising approximately 95 acres, within the Tier 1 target area for preservation. If authorized, this would represent the fourth extension of the agreement.

Although the Agreement contains a contingency provision should the County fail to obviate the remaining secondary impacts of the required 356 acres by the deadline, staff does not believe this contingency should be invoked at this time. The contingency requires the County to pay the fair market value of any acreage within Tier 1 to a non-profit, government entity or university or college for the acquisition of Pinelands Development Credits from agricultural lands or other water quality improvement projects, including land acquisition, within the boundaries of Tiers 1 through 3. As noted above, the County has acquired 352 acres

of the 356 acres required by the Agreement. Despite various challenges it has worked diligently to satisfy the Agreements obligations. Additionally, despite only 4 acres remaining to be acquired under the Agreement, it has also committed to acquiring another 110 lots, approximately 95 acres, within the Tier 1 target area. Consequently, staff believes it is preferable to allow the County to complete its acquisition of the remaining 4 acres rather than having the County provide funds to a non-profit, governmental entity or university for that purpose.

A resolution granting the County's extension request is included in the packet. At the September 13, 2024 meeting, staff will ask the Commission to authorize the two year extension of Atlantic County's acquisition deadline.

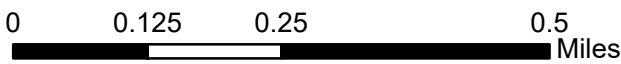


Moss Mill Rd



Zurich Ave

W Liebig Ave

Pomona Rd



Legend

-  Exit 44 Interchange Restrictions
-  Galloway Twp Parcels



Atlantic County

Department of Regional Planning and Development

Dennis Levinson
County Executive

Ranae Fehr
Department Head

Division of Planning
609/645-5898 FAX: 609/645-5836
TDD: 348-5551

Division of Engineering
609/645-5898 FAX: 609/645-5836

Office of GIS

August 9, 2024

Susan Grogan, Executive Director
NJ Pinelands Commission
PO Box 359
15 Springfield Road
New Lisbon, New Jersey 08064

RE: GSP Interchange 44, Galloway Twp. – Secondary Impacts Agreement

Dear Ms. Grogan,

Please accept this letter as a request for an additional extension of the agreement between Atlantic County and the NJ Pinelands Commission, previously executed in connection with the NJ Turnpike Authority's expansion of Interchange 44 of the Garden State Parkway. To date, Atlantic County has acquired most of the land required to satisfy the requirements of that agreement, including the purchase of 352 of 356 acres of land within the Tier 1 area targeted for preservation.

Unfortunately, our efforts to acquire the final four acres have been delayed due to staffing shortages, including the retirement of three of our Professional Planners as well as Assistant County Counsel Anthony Pagano. Fortunately, last month we were able to bring on a new Senior Planner, who will be picking up this project and moving it through completion.

As previously reported, the County is currently pursuing acquisition of approximately 110 lots within the Tier 1 target area, totaling approximately 95 acres, more or less. Title searches have been obtained for individual lots and the County has developed a plan to phase the acquisition of these lots to keep the project manageable. Appraisals will be updated to reflect current market value. Also as previously reported, title issues impact some of the lots which has complicated the acquisition process.

Acquisition of the subject lots was approved by the Atlantic County Board of Commissioners on July 5, 2022, allowing for the County to purchase the lots via negotiations or Eminent Domain action (mostly in cases where clear title cannot be established). Formal offer packages will be sent out to the initial phase of lots once appraisal reports have been updated.



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Based on our progress to date and our ongoing commitment to purchase and preserve the remaining acreage, we respectfully request the Commission's consideration of an additional 12-month extension of time to complete this project.

The Commission's consideration of this and prior requests is greatly appreciated. If you or your staff have any questions regarding this request or the County's progress to date, please feel free to contact me at 609-645-5898. Thank you.

Respectfully,



Ranae L. Knowles, PP, AICP, CPM
Department Head

cc: Stacey Roth, Esq., Chief, Legal and Legislative Affairs, NJ Pinelands Commission

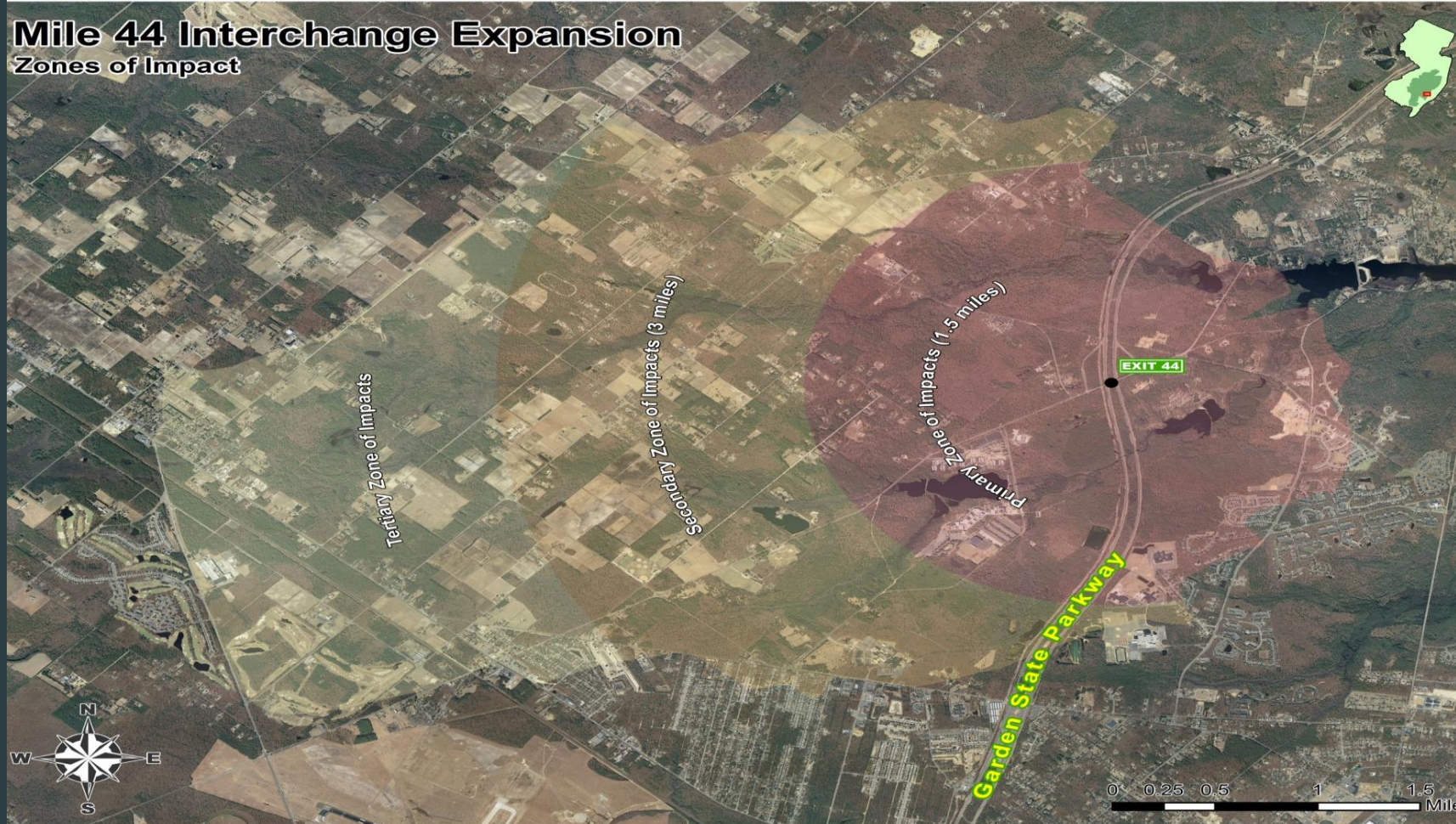
Garden State Parkway Interchange 44 Extension of Time to Acquire Remaining 4 Acres

Pinelands Commission Meeting
September 13, 2024

Garden State Parkway Interchange 44

- Interchange 44: Garden State Parkway and Pomona Road
- Expansion from partial interchange to full interchange
 - Northbound exit ramp
 - Southbound entrance ramp
 - In Parkway Overlay District
- Project approved by the Commission in May 2013
- Secondary Impacts Agreement with Atlantic County signed December 2013

Mile 44 Interchange Expansion Zones of Impact



Secondary Impacts Agreement

Memorialize zoning to avoid changes in land use that would be inconsistent with the Pinelands land use program

356 acres within 1.5 miles of Interchange 44 (Tier 1)

Outer Tiers, open 3 years in, if necessary

6 Year Terms

County decided to acquire lands only within Tier 1 from outset

Lands Acquired by County



Extension of Secondary Impacts Agreement

- ▶ The Commission previously granted Atlantic County three extensions of time to complete its obligation under the Secondary Impacts Agreement.
- ▶ The County has requested an additional 12-month extension to complete acquisition of the remaining 4 acres located in Tier 1.

Atlantic County's Efforts

- ▶ Atlantic County has acquired 352 out of the required 356 acres within Tier 1.
- ▶ Atlantic County is committed to pursuing acquisition of approximately 95 acres in this area.
- ▶ Acquisition delayed because of significant staffing shortage.

Staff Recommendation

- ▶ Allow the County to complete its acquisition of the remaining 4 acres to satisfy the Secondary Impacts Agreement, rather than triggering the provision in the agreement for the County's payment of funds to another entity.
- ▶ Grant a two-year extension of the acquisition deadline until September 7, 2026.